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Win a family break this Easter

See p2

ARMY RESERVIST JAILED FOR RAPE OF GIRL AGED 12

By Paul Giles

southend@yellowad.co.uk

AN ARMY reservist from Westcliff has been sentenced to 17 years in prison after being found guilty of abducting and raping a 12-year-old girl he groomed through social media.

Adrian Rose, of Rochester Drive, denied seven charges of rape, six charges of abduction and one charge of grooming but was convicted by a jury at Norwich Crown Court last month.

Rose, 36, was sentenced on Tuesday, February 12, by Judge Stephen Holt. He was sentenced to 17 years for each rape offence, three-and-a-half years for each abduction offence, and five years for the grooming offence.

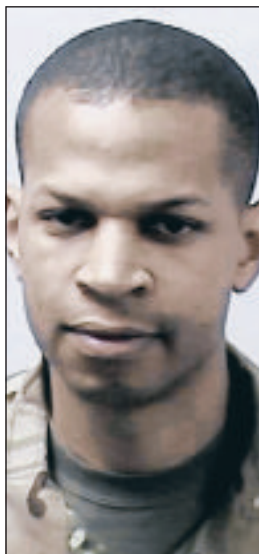
The sentences will run concurrently. He has been placed on the Sex Offenders Register indefinitely, and has been banned from social media for life.

Police approached Rose in February 2012, when he was parked in his car on Broadland Business Park, in Norwich.

The officers wanted to make some checks on the vehicle due to the appearance of the number plates and windows, but when they found the girl inside they spoke to her and Rose.

Officers took the girl home after becoming concerned about her age and the fact she was alone with him.

During the journey home the victim said that she has been in a sexual relationship with Rose after having met him through Blackberry Messenger.



SENTENCED: Adrian Rose who has been sentenced for 17 years for abduction and rape

Investigating officer, DC Steve Graves, said the victim was a shattered young girl, but determined to get on with her life.

DC Graves said: "Rose is a predator who has denied his actions throughout, which meant the girl and to relive the traumatic events which have happened to her in order to bring him to justice."

"She and her family have received support from police and will continue to do so, and I commend her bravery in giving evidence."

Woman does her duty to look after butterfly

LOVE is like butterfly.

An elderly woman enjoys taking breakfast with a pet red admiral.

Victoria Burton, 75, Willingale Way, Thorpe Bay, has managed to keep Nelson alive throughout the winter months on a diet of sugar water.

"I have called him Nelson because he is a red admiral butterfly."

"It's so nice to see him in the morning and when he eats, you see a little tendril come out and he laps up the sugar water."

The butterfly landed on her curtains in the middle of December. Mrs Burton explained how surprised she was to find the fragile insect in such cold conditions.

She said: "My grandchildren said it was crawling along the net curtains and I thought they were joking because it was so cold."

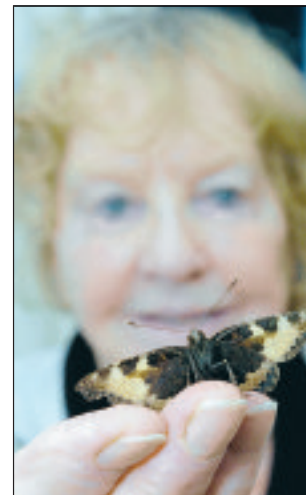
"I didn't want to let him out because I knew the cold weather would kill him off."

She feeds him daily by dissolving sugar into boiling water, which is placed on to a tissue.

Red admirals generally hatch from eggs in late June. Although they attempt to hibernate in December, very few survive. Those that do, wake to lay eggs in May, before dying naturally after ten months.

She said: "When it comes to warmer weather I will release him, I just need to find somewhere near with a buddleia plant because I know they love them."

Victoria, who is married to husband



MADAM BUTTERFLY: Victoria Burton with Nelson the butterfly

Picture by Mark Cleveland

Michael, is a member of the Royal Horticultural Society and enjoys watching gardening and nature programmes.

She said: "I've watched lots of David Attenborough nature documentaries so I'm glad that we haven't got a gorilla sitting in the living room."

The Red Admiral butterfly is found in the UK but is more popular in the warmer regions of Europe, Asia and North America.

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INSIDE this week



Come and meet children's author at book signing

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Competition

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PONTINS is giving away a fun filled family break to one lucky person, and offering everyone else the chance to enjoy 'Eggscellent' breaks from just £99* this Easter.

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In fact, there is so much to do at Pontins' five coastal Holiday Parks - at Brea Sands in Somerset, Camber Sands in Sussex, Pakefield in Suffolk, Prestatyn Sands in North Wales and Southport in the North West of England - the biggest problem you will have is fitting it all in!

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Chemist@Southend, 75 Queens Way; every Sun (10am-4pm),
Tesco In-store Pharmacy, Prince Avenue, Westcliff; (10am-4pm),
Sainsburys, 45 London Rd; (10am-4pm), Asda Stores, North Shoebury Rd, Shoeburyness.
Leigh - Sun-Fri (8am-11pm) and Sat (8am-6pm), Derix Healthcare Pharmacy, (opposite side of Leigh Primary Care Centre), 1065 London Rd.

Tides



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11.06 5.2m 23.25 5.2m Sun:
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5.7m 13.33 5.8m

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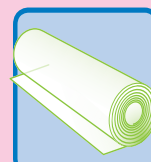
Your blue food waste bin is counting down the days until you receive a delivery of free compostable liners during March and April. You will also receive a new blue bin and kitchen caddy, a hanger to request additional liners when you run out and information about how to use your blue bin. So make your bin happy and content and fill it with all your food waste - from tea bags to meat, fish and bones!

Contact us if you need more information:

www.southend.gov.uk/foodwaste

or by calling **01702 215006**.

A thank you to residents who are already using their blue food waste bin. Your efforts have not gone unnoticed - over 3000 tonnes of food waste were recycled last year. The new blue bins and free compostable liners are our way of saying thank you.



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BOROUGH COUNCIL

Coach company owner pens memoirs

By Paul Giles

southend@yellowad.co.uk

THE OWNER of a coach company has been inspired to write his biography after falling ill.

Rodney Hallums, from Vickers Road, was found unconscious on his kitchen floor one day last October at 4am by his wife Linda.

He was admitted to Southend Hospital where doctors believed he had suffered prostate problems.

Over the next three months while he was recuperating at home he decided to turn his life story into a book.

The book covers tales from when he was an estate agent to setting up his Southend-based coach company Ronda Coaches in 1969.

The 64-year-old said: "There are all sorts of funny stories in there about when I have been driving the coach.

"From stories when we have been to Leeds and we were trying to find a museum.

"When we found it we discovered it had burnt to the ground and we had driven passed it several times already.

"There's some strange stories as well about when we stayed in a hotel and the alarms kept going off every hour and we eventually found out why.

"I don't want to give too much away but all the hotel guests had to keep going out in the car park.

"They had all been at a wedding and looked very different in their night wear."

"About a Southend Bloke" is available by phoning 01702 540456.



BOOK: Rodney Hallums with his book he wrote while recovering from illness.

Picture by Mark Cleveland

► speedread

Fare dodgers beware

FARE dodgers will find it harder to travel for free on c2c routes with the last remaining ticket barriers being installed at Southend East station.

The barriers, which will be operational in April, are costing more than £500,000 to install, will help reduce fare evasion by ensuring all passengers using Southend East have a valid ticket.

When all of the stations on the c2c line have the barriers bosses will look into introducing an Oyster card style system for passengers.

C2c managing director, Julian Drury, said previously Southend East had been the gap in the train operator's armour.

He said: "Once this project is completed, every single c2c station will have ticket barriers.

"This will make life harder for fare-dodgers and is good news for the vast majority of our customers who always buy tickets and have been forced to subsidise those who don't."

Annual adventure

BOSSSES at Adventure Island have decided to launch an annual pass for the first time.

For a one off cost people can make unlimited visits over the year to the fun park.

Managing director of the park, Marc Miller, explained people had been asking him to produce the passes for years.

Passes for the year range from £45 up to £75.

Man charged

A 31-YEAR-OLD man from Westcliff has been charged with receiving stolen goods following an investigation in to a burglary at The Buttery Store in Westcliff which happened in November 2012.

The man, who was arrested in January along with two others, was charged last Wednesday, and bailed to appear at Southend Magistrates Court on March 4.

The other two men have been released without charge.

A&E admissions rise

SOUTHEND Hospital has seen an increase in patients at its A&E department.

Rupert Wainwright, chief operating officer at Southend Hospital, said an increase in patients from Canvey Island and Basildon had been noticed.

He said: "We have seen A&E

under more pressure, particularly when Basildon's own A&E is experiencing a high demand, and we are working closely with the Commissioning Board Local Area Team for Essex to manage this extra demand."

A spokesperson from Basildon said the trust was working hard to

manage the amount of people coming to its accident and emergency.

They said: "Attendances are seasonally high as in many other NHS trusts.

"We have a close working relationship with Southend Hospital. Safety of our patients is paramount and we are working to ensure they receive

an excellent standard of safe care"

Basildon Hospital is one of five trusts in the country that is being investigated by NHS medical director Sir Bruce Keogh.

There is no indication that the bad press around Basildon's performance has encouraged patients to travel to Southend.

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Cattery set to hold open day event

SHAYLYNN Cattery will be holding an open day event to try and re-home some of the 40 cats it is caring for.

Rita Roberts, re-homing officer at the cattery, said since the economic downturn the increase in cats she is looking after has increased.

She said: "We've got too many cats and we can't take in many more."

"The number of cats coming in is getting worse than last year."

"The open day is being held so people can come and hopefully take a cat home and look after it."

Rachel Riley, of Countdown fame, who is a supporter of the cattery, hopes the open day would result in people finding a furry companion.

Rachel, who lives in Southend, said: "I have been a supporter of

the cattery for a long time and I am thinking of getting another cat."

"The benefit of getting a cat from here is that you can see their characters already."

"With a kitten you can't tell what their temperament will be as they grow."

"There's different reasons why cats end up here. Maybe because their owner has died or has had to move to another property and can't have pets there."

"It's not that these animals are unwanted it's just bad fortune for them."

The open day will be held on Saturday between 10am and 2pm, at Shalynn Cattery, Princes Avenue, Westcliff.

If you would like information about neutering or re-homing cats call the cattery on 01702 710630.



REHOME: TV star Rachel Riley with cat Lizzie

Picture by Mark Cleveland

► speedread

Bra 'amnesty'

A LADIES' gym is holding a bra 'amnesty' in aid of Southend Hospital's appeal to fight breast cancer.

Energies Fitness in Southend, is asking women to take in their unwanted brassieres into the fundraising unit at the hospital's outpatient department.

The lingerie will then be collected and those in good condition sold at the hospital's Bosom Pals charity shop at 183 Hamlet Court Road, Westcliff.

Win school sports equipment

PRIMARY SCHOOL pupils will have the chance to win £1,000 worth of sports equipment for their school.

Southend's leisure centres are inviting schools to enter a national draw which runs until Sunday, March 31.

Primary children can take part in swim or swat dance sessions for just £1 and can redeem the voucher with their school's name and details to enter the draw.

If you would like to be included in the prize draw, please contact Luke Greenway on luke.greenway@parkwood-communityleisure.co.uk or visit www.leisurecentre.com for more information.

Free exhibition at art gallery

A FREE exhibition at the Beecroft Gallery, in Station Road, Westcliff, will run until Saturday, March 30.

The show by Mitch Karunaratne, called after London, features a selection of photos exploring the plotland development of Canvey Island.

Scheme to reduce waiting times

PATIENTS at Southend Hospital will face less of a wait in getting their medication due to a pilot project.

Previously patients could wait up to two hours to receive their medication before they could be discharged from the hospital.

The new scheme now sees people being discharged within an hour-and-a-half.

Stuart Chandler, principal pharmacist, patients' services, said all

wards are allocated a pharmacist or technician.

Mr Chandler said: "This project was designed to assess the impact of a dedicated team on discharges of patients with respiratory conditions and early indications suggest it is having a positive impact."

Mr Chandler explained a remodelling of the pharmacy service saw significant improvements in discharge times from the busiest medical wards.

He said: "However, it was clear that additional resources would be needed to replicate this across the trust."

"A pilot scheme was agreed to see if additional staff would assist a busy respiratory ward during the high demand months of winter."

"Changes made to our pharmacy processes in the last couple of months have seen the percentage of patients receiving their medication within an hour-and-a-half

improve to 95 per cent."

"For the remaining five per cent the wait would be around two hours."

"Delays may be due to a number of factors such as complexity of the discharge, waiting for a response from the prescriber if there is a query or dispensary workload."

"Dispensing for patients being discharged from hospital has been a challenge for a number of years."

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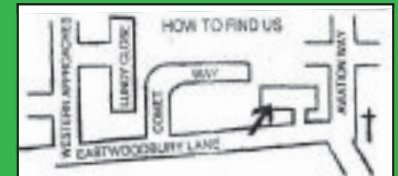
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QUICK READS: Digby Fairweather, Southend players Neil Harris and Sean Clohessy with readers launching Quick Reads
Picture by Mark Cleveland

Time for a quick read?

PEOPLE who do not have much time to read have the chance to win a selection of six Quick Read titles.

Southend Library launched the Six Book Challenge, at Waterstones, in Southend High Street last Thursday, with the help of musician Digby Fairweather and Southend United players including Neil Harris and Sean Clohessy.

The quick reads are books by well known authors for people that do not have much time to read.

The books can be borrowed from libraries or downloaded as eBooks onto a phone, computer or eReader.

They can also be bought for £1 from super-

markets and bookshops.

Simon Wallace, community and diversity manager, at Southend Library, said the aim of the scheme was to provide books for people to enjoy short and sharp reads.

He said: "The books are interesting reads because they are commissioned every year.

"They're fantastic stories and easy to get into, these are great for people that have got out of the reading habit and positive if parents read them and their children see them reading."

To win the set of Quick Reads or a £10 Waterstones Bookshop voucher register at any of the libraries in Southend, before Thursday, February 28.

What do you think? Write to Readers' Letters, Yellow Advertiser, Acorn House, Great Oaks, Basildon, Essex, SS14 1AH, or e-mail letters@yellowad.co.uk

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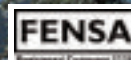
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Go for Walkies in the Wood

By Paul Peterson

castlepoint@yellowad.co.uk

DOG lovers and their four-legged friends are invited to take part in a charity fundraiser.

The Walkies in the Wood is being organised by Havens Hospices to help raise funds for the charity, which gives free specialist end-of-life and respite care to families in Essex.

The one-mile route will take walkers through grounds and woodland that surrounds Little Havens Hospice in Thundersley from 11am on Sunday, March 10. Participants are invited to walk round the route once or up to five times on the day.

Claire Southgate, from Havens Hospices, said: "We're really excited to welcome dog owners and their four-legged friends to Walkies in The Woods. I'm sure we'll see lots of wagging tails and proud owners. The date also marks Mothering Sunday, so it's the perfect way for mums to spend quality time with important members of the family."

Families who do not own a dog are

also invited to take part in the charity's latest fund raiser and come along in fancy dress or with their favourite soft toy pooch.

Everyone taking part will also have the opportunity to buy a paw print tag and write a message of support for the adults and children being cared for by Havens Hospices.

The charity will be providing refreshments for owners and water for dogs at the start and finish of the event and participants will each receive a goody bag and special medal.

The hospices have also arranged for groomers, vets and local pet stores to be on hand to offer advice and to give tired pooches a little pampering.

Claire added: "We don't charge a penny for our care, but to do this, we must raise more than £100,000 a week to be there for every family who needs us. Why not come along for the Walkies in the Woods and help make every day count for the families we care for?"

Entry to the fundraiser are £5 per person or £15 for a family (two



PAW POWER: Nick Orr, Claire Southgate, Chloe Orr and Joanne Smith with dogs Penny, Lexi and Murry will be going for Walkies in the Wood.

Picture by Mark Cleveland

adults and two children). The Paws for Thought tags can be bought in advance by calling 01702 220312.

It is sponsored by the Riverside Veterinary Group and Rayleigh Pets Dog Grooming.

To book your place visit www.havenshospices.org.uk or call Claire Southgate on 01702 220312, e-mail csouthgate@havenshospices.org.uk or on Twitter #pawsforthought

Women steal £60,000 gold rings from jewellers

A TRIO of women are being hunted by police on suspicion of stealing £60,000 worth of gold rings from a jewellers in Southend.

Three women entered Taylor & Sons Jewellers on York Road at 2pm on Friday, December 14, 2012, distracted the shop assistant and stole the rings from a display cabinet.

Investigating officer, PC Craig Burles, said the theft was of a high-value which has hit the jewellery shop hard.

He said: "This group of women clearly knew what they were doing and we would go as far as to say that they are a professional outfit. With this in mind, they need to be stopped before the commit another, similar crime."

"We urge people to look closely

at the CCTV image and contact us with information on who they are and where they may be living. Somebody knows them."

The three women are described as eastern European and were wearing scarves.

One was aged in her 20s, another

in her 40s and the third in her 50s or 60s.

CCTV footage of the theft can be viewed by visiting www.youtube.com/essexpoliceuk

Anyone who is offered any gold rings in unusual circumstances or may know the women is urged to contact investigating officers at Southend Police Station on 101.

► **speedread**

Talking films

THE Leigh Society will hear a special talk by one of the founding members of a film group on Wednesday, March 6.

David Simpson, from The White Bus Co, a group that arranges film festivals and host cinema nights in Southend, will talk to people about his love for films.

The night will start at 8pm and be held at Wesley Methodist Church, Elm Road, Leigh.

Non-members are welcome to attend.

Get motivated

AN OUTREACH event will be held to help people rediscover their passion and work out what they really want from life.

A motivational talk, discussion and goal challenge will be held by John Williams and the Starting Points Team from Southend Vineyard.

The event will be held at the Balmoral Community Centre, in Salisbury Avenue, Westcliff, today (Wednesday) at 7.30pm.

Following the fingerprints

A SPECIAL day focusing on the uniqueness of finger prints will be held at the Essex Police Museum, at Police headquarters in Chelmsford, on Saturday.

Visitors will be able to learn about fingerprints as a policing tool between 10am to 4pm.

Museum curator, Becky Wash, said: "It is amazing how each person has their own unique fingerprint. This is a great activity for everyone to take part in and learn how the fine lines that appear from your fingerprint help police solve crimes."

For more information contact Becky on 01245 457150.

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Children's author to hold book signing

AUTHOR Marc Grimston will be signing copies of his children's book *Zio the Hero* at Waterstones in Southend this Sunday.

He will be at the book store from 2pm to meet customers and sign copies of the tale that focuses on twin brothers who travel through time to the 14th Century to find a land of dragons and mystery.

The duo find a king who has lost his crown and the throne to England could be lost to an evil baron.

Marc, who has just finished his second book 'Grandpa Six Legs', said he was looking forward to the event.

He said: "I always look forward to these events because I get to meet some of my readers and talk to them about the adventures I have written."

Council considers taking back unused retail units leases

SOUTHEND Council could take back the leases of retail units built as part of the Pier Hill £5.5 million development.

The units at the bottom of the viewing tower were completed on May, 27, 2011, but have remained empty ever since.

A report that went before council in December heard that although a tenant had bought the leases, he had been unable to let or fit out the units.

Southend councillor for support services, Andrew Moring, said the tenant has not been successful in selling on the leases through estate agents or using private auction.

Cllr Moring said: "There was interest but not at the level of premium that he was seeking."

"Clearly the council is concerned that despite a considerable length of time, these units have not been brought forward and the council and the tenant now need to consider their options."

"The council is in discussion with the lessee and it would not be appropriate to discuss the details at the delicate state in negotiation but taking the leases back might be one option."

The retail units were developed to increase the 'cafe culture' of the front but have never been opened since construction.

Independent councillor Ron Woodley, who has questioned the future of the units, said he would like to see them being used.

He said: "The council had given the holder of the lease the wrong dimensions to the units which means he couldn't go in there and fit it the way he wanted which meant he could not operate."

"There was also the ongoing problem of water leaking into the units because there was no membrane at the top of the hill to stop water seeping through."

BOOK SIGNING: Author Marc Grimston will be signing copies of his book in Waterstones Southend this Sunday

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UNCERTAIN FUTURE: The Esplanade House site.
Picture by Mark Cleveland



Future unsure for flat development

By Paul Giles

southend@yellowad.co.uk

THE FUTURE of 216 flats proposed for the Esplanade House site off Eastern Esplanade looks unsure.

An application was submitted to Southend Council in 2010 to build the flats, a 64 bedroom hotel, restaurant, retail space, a piazza and underground and surface level parking.

Part of the conditions to the application included decontamination of land had to be dealt with at the old gas works site. This was later updated in September last year but the conditions will run out next month.

Concerns were raised about the decontamination of the land which is infected with gas and petrol from when it was stored there.

Councillor for the Kursaal Ward, Judith McMahon, said the development may not go ahead if the owner of the land does not act quickly.

She said: "It's up to the owner of the land what he does with it, he may put another application into the council to build on the land or he might sell the land on to someone else."

"This is like what happened with Dizzy Land on the front."

"It got sold for an iconic development but now it just attracts people to fly tipping there."

"With Esplanade House the process will have to start again with the owner and a new proposal could be put forward."



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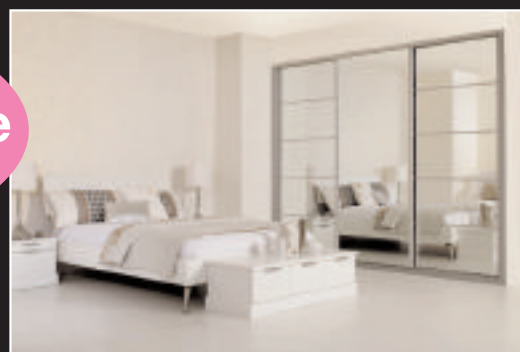
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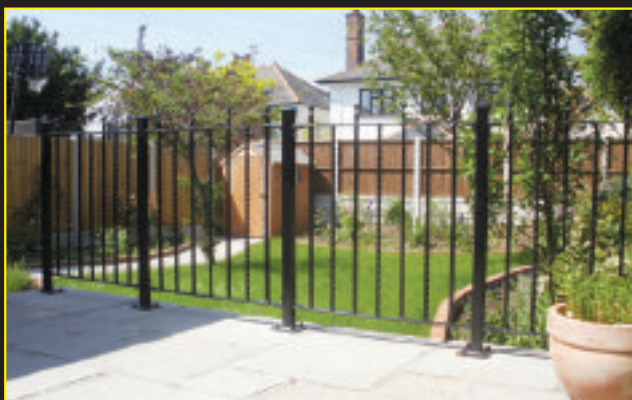
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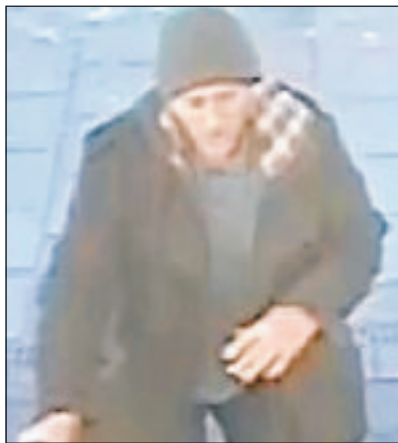
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Appeal after thefts



POLICE are appealing for help in tracing a man they want to speak to following thefts on consecutive days from the Co-operative, in London Road, Westcliff.

A man walked in to the the store and took goods without paying on Monday, January 21, and Tuesday, January 22, In the first, meat products were stolen after being concealed in a large orange bag.

The following day a store basket was filled with cosmetics and the man walked out without paying.

Anyone with any information is asked to contact PCSO Louise Tate on 101.

WANTED: This man is being sought in connection with the theft of food and cosmetics at the Co-op store in Westcliff

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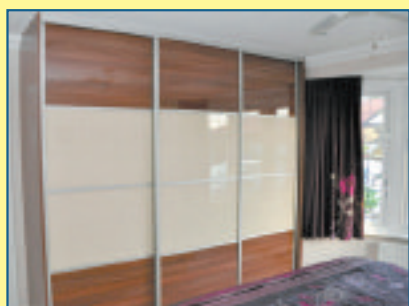


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NEWS IN BRIEF

Council tax freeze

COUNCIL tax was due to be frozen for the third year in a row at Essex County Council before the YA went to press.

Vulnerable people, businesses, motorists, pedestrians and first time buyers will be among those who will benefit from a package of measures unveiled by Essex County Council yesterday (Tuesday).

The County Council was to announce a freeze on council tax for a third successive year. In his budget speech to Full Council last Wednesday, Leader of the Council, Councillor Peter Martin, announced the authority would be spending more than £180 million over the next four years on maintaining and enhancing its network of 8,500 miles of roads and footpaths.

Book festival

THE 12th Essex Book Festival kicks off on Friday, March 1.

A special launch will be held at Chelmsford Library from 9am until noon. The Essex Book Festival team will be on hand to answer questions about the festival and brochures for the festival will be available. The launch is free to attend.

Full details of the Essex Book Festivals 2013 programme can be found at www.essexbookfestival.org.uk

Festival brochures are available at libraries, bookshops or by calling 01245 347456.

Horsemeat: 'No cause for concern'

SCHOOLS and hospitals across Essex have found no horsemeat in meals, but will continue to investigate over the next week.

Essex County Council said it was working with a 'significant number of local and national suppliers regarding the current issues surrounding Meat Contamination'.

A statement released by the authority said: "Our early findings indicate that there is no cause for concern as the majority of our school food provision is made from scratch on school premises using fresh natural ingredients purchased from reliable and reputable suppliers who are able to provide full provenance traceability."

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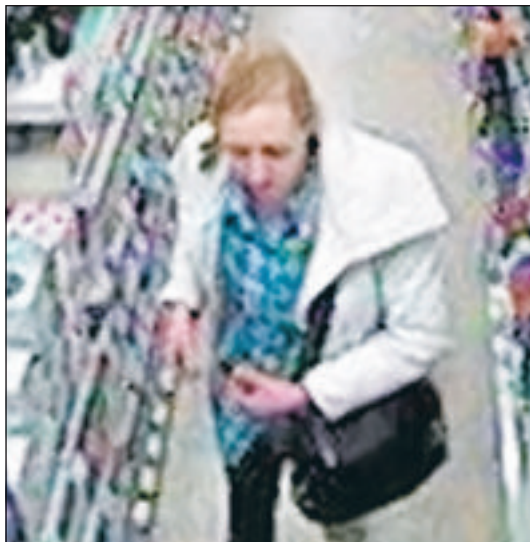
CCTV images have been released of a man police want to speak to in connection with thefts from two stores in Leigh and Rochford.

Meat items were stolen from the Co-op in London Road, Leigh on Thursday, January 17 and Friday, February 8.

On Thursday, January 17 and Sunday, February 10, meat items were stolen from the Co-op in Golden Cross Parade, Rochford.

Police believe the same man might be responsible.

Anyone who can identify the man pictured is asked to contact PC Joanne Andrews or PCSO Louise Tate on 101 or Crimestoppers on 0800 555 111.



POLICE have released CCTV footage of a woman they want to speak to in connection with a theft.

Just after 7.30pm last Wednesday, the woman took cosmetics from a display in the Co-op in West Road, Shoebury, and left without paying.

Anyone who recognises the woman in the CCTV should contact PC Craig Burles at Southend Police Station on 101.



POLICE in Southend are hoping that someone will recognise the man caught on CCTV, believed to be responsible for the theft of motorcycle gloves at Harpers Motorcycles, in London Road, Leigh.

This incident occurred on Saturday, February 2, at around 3.20pm and the gloves were worth hundreds of pounds.

Anyone with information is asked to contact 101.

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News in brief

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One journey is a cycle ride from Southend Victoria Station at 12.30pm to the Centre on an off road route.

An accompanied walk will start at 12.30pm from Leigh Station.

Booking is necessary by visiting www.southend.gov.uk/events

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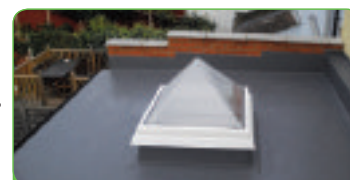
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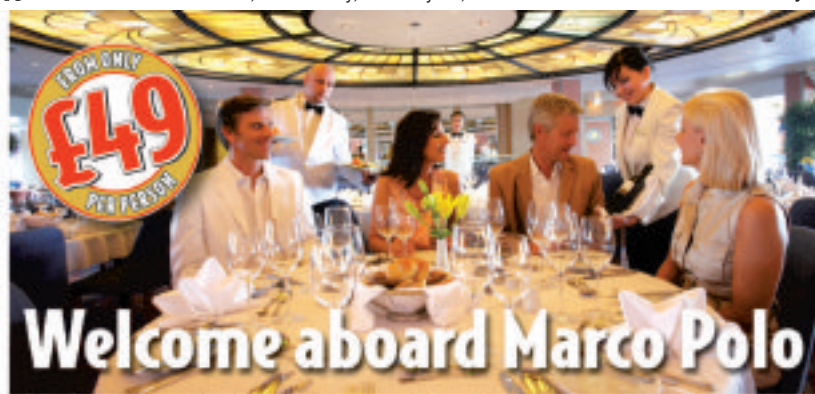
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CRUISE and Maritime Voyages (CMV) will be sailing to Australia and South Africa twice a year from Tilbury.

The voyages will be made by Astor, a 600 passenger, 20,060 ton ship that joins the firm's fleet in November 2013. The ship has recently enjoyed a £14 million upgrade.

Astor will operate alongside the 800 passenger flagship Marco Polo and 700 passenger ship, Discovery.

Astor is described as a 'premium four star product' and has 289 cabins including 42 suites with 70 per cent of accommodation offering an ocean view.

Chris Coates, commercial director at CMV, said Astor boasts a wide range of beautifully appointed lounges, seven passenger decks, tra-

ditional wooden decks and also an extensive sports deck with a wrap around jogging track and attractive wellness centre with a heated internal pool.

He said: "Astor is a beautiful ocean going vessel with a proud heritage and we are delighted that Astor will be part of our international development plans as we establish a strong presence on the Australasian cruise market."

The opening of a sales office in Sydney follows the establishment in 2011 of a dedicated North American sales office in Fort Lauderdale.

Full details will also be available shortly on www.cruiseandmaritime.com and cruise only bookings can be made either by contacting Reservations on 0845 430 0274.



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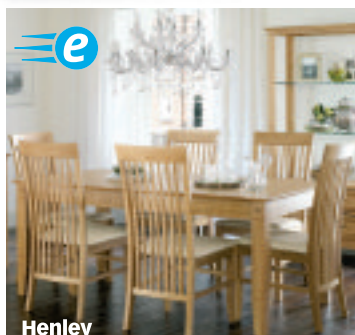


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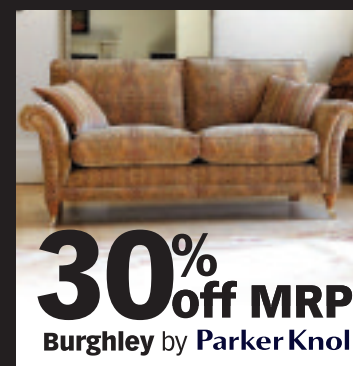
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Hanningfield wins case against police

By Charles Thomson

basildon@yellowad.co.uk

LORD Hanningfield has called for changes to Essex Police procedure after a high court judge ruled the force had unlawfully arrested him, searched his property and detained him at a police station.

Mr Justice Eady ordered the force to pay damages to the former Essex County Council leader after a two-day trial at the Royal Courts of Justice.

The judge agreed with the peer that his arrest on September 14, 2011, by police investigating his council expenses, was not necessary.

He ruled that the subsequent search and detention were therefore also unlawful.

The investigation was dropped in November after Britain's leading fraud squad found no proof he had done anything wrong.

In court, Hanningfield's barrister Rupert Bowers said police had come up with 'fanciful' reasons to arrest the peer so they could search his house.

He said they had done so in the knowledge that their case was insufficient to secure an arrest warrant.

Lead investigator DCI Keith Davies said on the stand that he had not believed his case would meet the criteria for a warrant issued by a justice of the peace.

Mr Justice Eady accepted that police had acted in good faith but ruled that Hanningfield's arrest and subsequent detention at Braintree Police Station had been unlawful.

He said: "The requirement of necessity as laid down by Parliament has not, on any realistic interpretation of the word, been met."

He ruled that Hanningfield and Essex Police should come to an agreement on an acceptable amount of damages.



UNLAWFUL: Lord Hanningfield

Hanningfield's solicitor Mark Spragg said the parties had agreed on a sum of £3,500 plus the peer's legal costs amounting to between £10,000 and £20,000.

However, Essex Police said it was 'disappointed' by the decision and was considering an appeal. Mr Spragg said the trial had highlighted an important civil rights issue.

He said: "Lord Hanningfield is not above the law, but neither does he fall beneath it because of his conviction."

"The police are often too quick to arrest suspects and search premises without considering the alternatives."

"The police are given these special powers that ordinary citizens do not have but they owe a duty to the public to get the procedure, which is there as a protection to us

all, right."

Lord Hanningfield said he hoped the ruling would spark changes in police processes.

He said: "There seem to be a lot of cases coming out lately of police bending the rules, like the revelations about Hillsborough."

"They often seem to take the easy option, like picking on people who have a previous conviction."

"I know it's hard for the police because they have targets and things, but they need to get their processes right or they lose public confidence - and they need the public to help them solve crimes."

He said he would give the £3,500 damages to the Helen Rollason Heal Cancer Charity in Chelmsford.

The arrest and how it unfolded

SHORTLY after 6.30am on Wednesday, September 14, 2011, five police officers pulled up outside Lord Hanningfield's Chelmsford home in two unmarked cars. They were there to arrest the peer and search his home. The court heard the arrest had been planned more than a week earlier.

After banging on the peer's door but receiving no response, officers walked around his home and began tapping on windows.

Hanningfield awoke when officers knocked on his bedroom window and his dog began to bark.

He told the court he had been disoriented and unsure where he was, something he told the court he often experienced when waking up since his prison term.

Mr Justice Eady said: "It is appropriate to recall that Lord Hanningfield was about to pass his 72nd birthday and that he was suffering from depression and high blood pressure. He was relieved to have been allowed home a few days earlier and was thinking about trying to piece his life together."

The peer put on a dressing gown and went to the front door, where he saw officers holding up a piece of paper which he

said he assumed was a warrant because that was what police held up in TV shows. Police did not have a warrant and accepted in court that they did not make this clear when they arrived.

Officers claimed they were invited into the peer's home but he insisted on the stand that they were not.

He said: "I didn't invite them in but I didn't try to stop them coming in."

Mr Justice Eady agreed with the peer.

He said: "I think it unlikely that he actually invited the officers in. It is true that he did not resist - he was simply overborne by the circumstances."

The peer said he moved to his sitting room, where he was told he was under arrest.

Police allowed him to wash, dress and eat breakfast, then escorted him to Braintree Police Station while his home was searched.

He was questioned and later released without bail conditions. The incident caused the peer - who suffers from high blood pressure and depression - to miss his first appointment with his GP since his release from prison. He testified that his doctor had been 'very concerned' about the missed appointment.

Opinion and readers' letters

Time to say enough is enough

WHEN this government signed the immigration pact in Brussels, supposedly it was to pay for future pensions - how wrong, how short-sighted they were.

We are now in the position of having no houses, short of work, not even enough for our own indigenous population. So why in 2014 bring in another 70,000 in the next five years?

Year on year most of these immigrants will be the poorest, they will without doubt need social housing and benefits, use all the services and won't have paid a penny for it, (is this what they call a benefit to our country?)

The government think tank are now proposing a room tax, any council tenant who happens to have an extra box room they will be liable for this tax, personally I think it's sheer blackmail.

I blame the government's mistakes on immigration, if they had dealt properly with this problem then we wouldn't be talking room tax.

Why should the British public suffer for the mistakes of the government? Why should any

council tenants move from a home they've had for years unless they want to?

Is room tax the answer to unlimited immigration or should we all say enough is enough.

I certainly won't be voting to stay in the EU, if our government can't do anything on immigration, then why be a member of EU, it's not in our interest.

The old saying is "You can't put a quart in a pint pot," it seems the government is doing its very best to do so in this country.

Name and address supplied

Is anything really honest?

IN our greedy rip-off society, where horse meat is passed off as beef, is anything really honest?

After the word 'racist' the word 'free' must be one of the most ill used words in the English language.

The public are bombarded with the word 'free' by devious advertising blurb via television, junk mail and supermarkets.

Retail price juggling gives an illusion of something for noth-

ing but total deductions on selected items are recouped by increases on others and large discounts on expensive items indicates gross original overpricing.

Switching to a different tack there is a surfeit of charities asking for donations by post, and some request amounts up to £20.

But after salaries and other expenses are syphoned off I wonder what percentage of the money raised is left for the cause involved?

And in those regions of the world where children with such beautiful but soulful eyes are born into starvation, how many are denied relief by internal corruption and interception on route?

T Atkins
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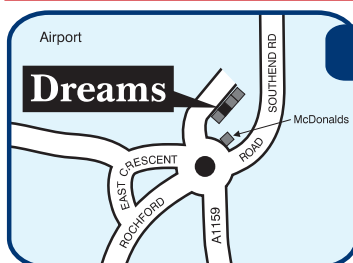


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The time remaining to tackle climate change and avert the runaway greenhouse effect is very limited. Three of the positive feedbacks (albedo, accelerating the melting of ice sheets, methane released from melting permafrost and carbon from forest fires) are already beginning to impact upon atmospheric greenhouse gas concentrations and temperature. Climate modelling indicates that global temperatures will increase by at least 4.0°C this century (Source: IPCC: www.ipcc.ch/), delivering a devastating blow to human and other life. The DARA group of scientists warns that climate change is now contributing to the death of 400,000 people per annum (www.daraint.org/). The United Nations Environment Programme warns that "billions face hunger and starvation" due to the impact of climate change upon food production (www.unep.org/).

Programme of work for 2013. This year we will continue to: -

- **Campaign on climate change** related issues, providing talks to schools and other community groups on: increasing climate instability, extreme weather events, impact upon human health, the various geo-engineering options and providing the range of solutions to the crisis. To book a presentation contact: info@seefoe.org.uk
- Fight the various Thames Estuary airport proposals through our dedicated **No Estuary Airport campaign**. To receive e-mail updates on this campaign please write to: noestuaryairport@hotmail.co.uk
- Support the residents **fighting further expansion of Southend Airport** (www.saen.org.uk). We oppose the expansion of all polluting industries, including aviation, because of the threat climate change represents to human health. We will produce a report into the net job losses caused by airport operations after the first full year of operations (after April 2013). The UK aviation tourism trade deficit currently exceeds £11.2 billion, which is equivalent to the loss of over 500,000 jobs. Our provisional estimate of the Southend Airport contribution to that trade loss indicates a £316million deficit – equivalent to a loss of 12,640 jobs from the Essex/London economy (800,000 passengers x £395 spent abroad per passenger). In 2013 we will also produce a report on the loss of value of property caused by increased airport operations (current indications are that over 2,000 homes have lost between 10% and 15% of their value (equivalent to a loss of £37.6 million). Another 2,500 homes may have lost more than 5%.
- **Progress our 'Bee Cause' campaign**, seeking to tackle colony collapse syndrome. To help protect bee populations, which are essential for food production, we work to ban neonicotinoids, a pesticide shown to be harmful to bees. (www.foe.co.uk/what_we_do/bee_cause_petition_35038.html)
- **Progress our 'Make it better' campaign**, requiring product makers to produce goods in a way that does not harm people or the environment. (http://www.foe.co.uk/what_we_do/make_it_better_about_37804.html)
- **Campaign for the 20 mph speed limit** to be the norm in built up residential areas. As UK oil supplies rapidly decline, oil will increasingly come from expensive deep water and other dangerous environments. This will impose a greater burden upon the UK's balance of trade deficit, causing prices to rise significantly; inevitably leading to us driving our cars less. To make it safe for people to walk and cycle we will continue to campaign for more 20 mph limits. We will continue to publicise the health benefits of cycling, tackling the obesity epidemic and cutting child road casualties. Over the last 15 years the lives of over 600 children have been saved by 20mph zones, speed bumps and speed cameras. Expanding 20mph zones has the potential to cut child fatalities and serious injuries by a further 75%. We will also continue educational campaigning to help change young male attitudes that driving fast is a symbol of masculinity. We will work to change the culture to: "real men protect children".
- **Oppose building of new homes on agricultural land and valuable urban green space**. As the UK population grows rapidly (10 million more of us over the next 22 years (Source: ONS: www.statistics.gov.uk/)) we will campaign against government plans to build houses on land we desperately need for agriculture (40% of UK food is imported at a time when climate instability is beginning to disrupt global food production). We will continue to press for a shift from house building to the provision of high quality, affordable apartments for singles/couples without children. To receive a free e-copy of our sustainable housing discussion document (issued to all SE Essex councillors), contact us at: info@seefoe.org.uk.
- **Campaign against the 'Roads to Nowhere'**. We will continue to help government realise that major new road building/widening is futile because of the triple pressures of population growth, the need to tackle climate change and the price of oil. Each of these requires that government now only funds sustainable transport solutions, including, bus lanes, bus/rail incentives, walking and safe cycling routes in every town/between every town. We will oppose the waste of public money on A127 widening and any suggestion of the resurrection of the Rochford Outer Bypass scheme (a proposal that blighted property for years before eventually being dropped).
- **Campaign against new out of town shops and other facilities**, exposing the policy failure these represent. For example, our survey of the new out of town Southend swimming pool proved that over 98% of non-school users arrived by car. The loss of the town centre swimming pool reduced the High Street 'foot fall', damaging High Street trade, and increased social exclusion by making the new pool less accessible to those without cars.
- **We will continue to promote UK employment** by pressing for more home grown renewable technologies that also cut our dependence upon imported foreign fuel. We will continue to educate politicians and big business on the huge employment potential of developing on-shore and off-shore wind power, campaigning for wind farms in the Dengie Peninsular as well as vigorously supporting the London Array wind farm project.

There can be no underestimating the scale of the threats humanity faces.

If you have what it takes to campaign on the global emergency that climate change represents, or any of our other campaigns, then join us. Contact: info@seefoe.org.uk



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We are Luxaflex dealers and have many of their blinds on show at Art Blinds shop at 372 London Road, Hadleigh,

Benfleet. In particular the new Multishade Roller Blind has been of great interest to our customers along with the Facette Blind, both of which give light and shade whilst enhancing any type of window.

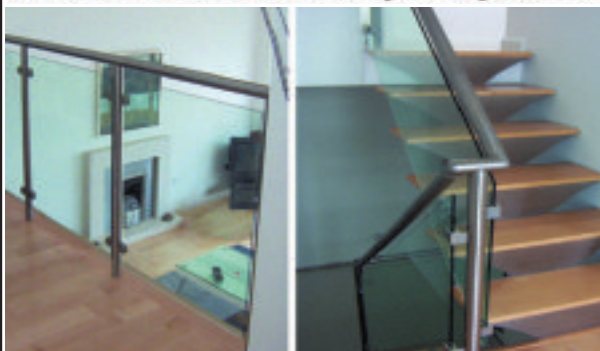
Customers also ask for advice on what would be the best type of blinds for doors and windows without any screws or drilling of holes and we greatly recommend the Intu Blind which comes in a frame which clips onto the windows and for this reason they are very popular.

Many of Art Blind customers arrive from recommendations and great praise of our after sales service to our clients should any problems arise which we feel is of great importance to ensure our customers are completely satisfied with their finished product.

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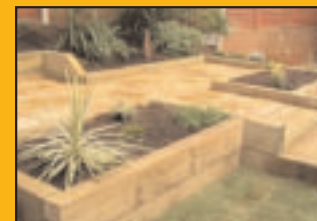


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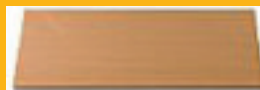
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To have your event considered for publication, send the details AT LEAST 14 DAYS before the issue date to: What's On, Yellow Advertiser, Acorn House, Great Oaks, Basildon, SS14 1AH. You can e-mail us at: letters@yellowad.co.uk

PLEASE NOTE: We cannot guarantee that all entries will be included. However, you can add the details of your event to our website at www.yellowad.co.uk

Saturday, February 23

- Jumble Sale, Riverside WI, Hullbridge Centre, Windermere Avenue, Hullbridge, 10am, refreshments available, admission 30p.
- Live Music, Steve Scott's Changes appearing at the Margueriteville Country Music Club, St James the Great Church Hall, Elmsleigh Drive, Leigh, 8-11pm, entrance £7.50, to reserve a seat call Darrell 07825 686249.
- Social Ballroom Dance, Rynnmede Hall, A13, Kiln Road, Benfleet, 7.45-11.15pm, (doors open 7.15pm), bar/car park. 07748 707122.
- Annual Patrons' Concert, Salvation Army Temple, Hadleigh, Leigh Orpheus Male Voice Choir, 7.30pm, concert is open to all, tickets £8, concessions £7, call 01702 547315 or buy on the door.
- Family Pantomime, Merlin Productions present Peter Pan, Eastwood Studio Theatre, near Southend, 6pm (matinee 2pm), tickets from 01268 777616.
- Dad's and Kids Club, The Megacentre, Rayleigh, Saturdays 10.30am-1.30pm, free admission, games, activities, arts and crafts, for boys and girls 5-17 years with their fathers and father figures. 01268 779100.
- Saturday Morning Club, St Michaels Church Hall, Leigh Road, every Saturday 10am-noon, entertainment provided by choirs, soloists, musicians, refreshments, admission free, Inter-Church Caring for the Elderly and Disabled. 01702 437863.
- Meeting, Brush Strokes Art Group, Highlands Methodist Church, Leigh, every Saturday 9.15am-12.15pm, new members welcome. 01277 627043.
- Different Strokes Exercise Class, St Peter's Church Hall, Eastbourne Grove, Southend, for those who have had a stroke, every Saturday 2.30pm. 01702 465801.
- Jazz Workshop, Southend Jazz Co-op, St Michael's Church Hall (rear car park entrance), Leigh Road/Mount Avenue, Leigh, every Saturday 10am-1pm, £5 per session (concessions available).
- Rugby Training Session, Rochford Hundred Rugby Club, Magnolia Road, Hawkwell, for boys and girls aged between 5 and 12, every Saturday 10am-noon. 07533 348795.
- Football School for Girls, Fryerns Recreation Ground, £1 drop in sessions every Saturday 10.30-11.30am, in association with Leigh Celtic Girls and Ladies FC. 07882 456558.
- Fun Football Training Sessions, Memorial Park, Wickford (Highcliff Road entrance), every Saturday 9.30-10.30am, under 5s and under 6s, parents encouraged to stay and watch, boys and girls welcome, further details 01268 769902.
- Footie Tots, Swain School, Rayleigh, Saturday mornings from 9am, 3 years upwards, further details Shane 07887 627385/07790 938009.

Sunday, February 24

- Art and Crafts Monthly Show, Hullbridge Community Centre, Pooles Lane, Hullbridge, 10.30am-3.30pm, free admission and car park. 01702 233441.
- Walk, SE Essex Ramblers Group, meet 10am, Southend Leisure Centre Garons, back of car park opposite main entrance, 5 mile circular, some road walking, flat, easy country walk, Shoptlands area.
- Walk, Ramblers Friends Group, 10.30am, 4 miles, Hockley Woods to Blounts Wood, meet Hockley Woods car park, The Bull pub lunch. 01268 774730.
- Trading Hut Open, The Hockley and District Horticultural Society, every Sunday 10am-noon, for all your gardening sundries, membership £3.
- Jazz, Ron Spack's Dinner Jazz, Westcliff Hotel, Westcliff, 1pm. 01702 345247.
- American Football, Essex Spartans, junior players wanted aged 14-19, training Hannakins Farm, Rosebay Avenue, Billericay, Sundays noon-2pm, further details contact Coach, Alan 07794 210194.
- Men's Futsal Football Sessions, Markhams Chase, Basildon, Sundays 8-10pm, all abilities welcome, 4, further details Paul 07882 456558.
- Quaker Meeting for silent worship and meditation, Quaker Meeting House, Dundonald Drive, Leigh, Sundays 10.30-11.30am, followed by conversation over tea and biscuits, all welcome.
- King's Church Southend at Blenheim School, off Blenheim Chase, Leigh, every Sunday 10.30am-noon, a church where knowing Jesus makes all the difference.

what's on

Monday, February 25

- Mainstream Jazz, Spike's Place Jazz Club, Hadleigh Conservative Club, 24 High Street, Hadleigh, 'Sue Rivers Quartet', 8.30pm.
- Jazz, Oakwood, Rayleigh Road, Eastwood, Ron Spack's Jazztet with Dave Jago - trombone/Dave Mascall - guitar, 8.30pm. 01702 512819.
- Meeting, Benfleet Camera Club, St George's Church Hall, Rushbottom Lane, Benfleet, 'Illustrated talk by Dave Weedon - Victorian Photographers of Essex', 8-10pm. 01702 589720.
- Southend Christian Counselling Service, do you need to talk, open to all, Mondays 5.30-7.30pm and Thursdays 2-7.30pm, further details call our 24 hour answer machine 01702 335252 and we will get back to you.
- Over 50's session, The Megacentre, 7 Brook Road, Rayleigh, 12.30pm-2.30pm badminton, 2pm-4pm table tennis, £3.60, includes refreshments and use of equipment, details 01268 779100.
- Activity session, The Megacentre, 7 Brook Road, Rayleigh, 10am-12pm, for adults with special needs (term time only), £1, no charge for carers, 01268 779100.
- Weekly Craft Workshop, St Peter's Church Hall, Thundersley, Benfleet, every Monday 6-8pm, Michelle 07730 582784.
- Basildon Players Amateur Dramatic Group, Mondays and Wednesdays 8-10pm, Woodlands School, Basildon, further details Jeff Levy 07951 681582 or email join@basildonplayers.co.uk
- Whist, George Hurd Centre, Audley Way, Basildon, for over 50s, every Monday 10am-noon, details 01268 465854.
- Senior Citizens Club, Ghyllgrove Centre, Butneys, every Monday 1.30-3.30pm, make friends, bingo, trips. 01268 293995.
- Pensioners Stall, York Road Outdoor Market, Southend, every Monday and

Tuesday, February 26

- Carers Group Meeting - Mental Health, New Church Hall, 1 Swanage Road, Southend, 8pm, support group for relatives and friends, supported by Rethink, just turn up or further details from 01702 330267/430432.
- Folk Music, The Hoy at Anchor Folk Club, Royal British Legion Club, 7/9 Northview Drive, Westcliff, 'Open Night', 8pm. 01702 715111.
- Social Dance, St Cedds Church, Bridgewater Drive, Westcliff, ballroom, Latin and sequence, friendly group, 1.45pm. 01702 618771.
- Meeting, Ladies Fellowship at the Salvation Army in Hadleigh, Tuesdays 7.30pm, any age, good speakers, chatter nights, outings, meals out and summer walks, 50p per week or annual subscription, just come along or call 01702 551470.
- Top Cats Social Club, (Southend Mencap), Castle View School, Meppel Avenue, Canvey, Tuesdays 7-9.45pm, for adults with learning disabilities age 25 plus, £2 per session, membership details 01702 341250.
- Tuesday Luncheon Club, Inter-Church Caring for the Elderly and Disabled, Avenue Baptist Church Hall, Milton Road, Westcliff, for people living alone or with their carers, 01702 478691/525141/340617.
- Depression: Self Help Group, every Tuesday 8-9.30pm, and Thursdays 12.30-2pm, we are a very successful and caring group, Michael 01268 527283.
- Little Lunchers Activity Club, St Michael's Church, Rayleigh, every Tuesday 11.45am-1.15pm.
- Vange Tots, The Vange Community Centre, Vange Hill Drive, Vange, every Tuesday 9.30-11.30am, admission £1, snack and drinks provided for all. 01268 498642.

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what's on

■ **Shoebury Flagship, Rainbow Children's Centre, Friars School, Constable Way, Shoebury, every Tuesday 1.30-3.30pm, health visiting team offering activities, advice and support for parents with babies and children aged up to 5 years. 01702 577656.**

■ **Exercise Class for people with breathing difficulties, run by 'Breathe Easy' part of the British Lung Foundation, Ambleside Sports and Social Club, Ambleside Drive, Southend, Tuesdays 12.45-2.30pm. 01702 610050/466827.**

■ **Pathfinders Blind and Partially Sighted Group meets every Tuesday and Friday, Fryerns Baptist Church, Whitmore Way, wide range of activities and outings, Tuesdays 9.30am-2pm and Fridays 10am-2.30pm.**

■ **Heilloom Bears, The George Hurd Centre, Audley Way, Basildon, for the over 50s, every Tuesday 10am-noon. 01268 465854.**

■ **New and Nearly New Stall, outside St Martin's Church, Town Centre, Basildon, facing the gardens (if wet in church foyer), every Tuesday 10am-noon.**

■ **Table Top Sale, Outpatients Foyer, Southend Hospital, every Tuesday 9.30am-3pm, Breathe Easy Southend, helping support people with lung problems. 01702 258661.**

■ **Carpet Bowls, Eastwood Community Centre, top of Morrison's car park, every Tuesday 1.45-3.45pm, (and every Thursday 3.30-5.30pm), no experience necessary, non competitive, £2 per session including tea, joining fee £5, first session free.**

■ **Bingo and Hoi, Wick Community Centre, Wickford, every Tuesday 1.30-4pm, further details John Clarke 01268 570575.**

Wednesday, February 27

■ **Meeting, U3A Bowers Gifford and District Branch, Gun Public House, Pitsea, 2pm, further details Christine 01268 458268.**

■ **Walks, SE Essex Ramblers Group, meet 10am, Ashington Village Hall, 5 mile walk to Farnbridge, fields and sea wall or for a longer walk meet Rayleigh; Victoria Road car park at 9.30am, 9 miles Ford End to Little Dunmow, with pub lunch stop.**

■ **Meeting, Rayleigh Castle Townswomen's Guild, Wyburns School, Nevron Road, 7.30pm, talk by Mr B Billings on Antiques and Collectables, further details Lynda 01702 206020.**

■ **Singles Connection Friendship and Social Club, open evening at the Haywain for over 45s, Five Bells roundabout, Fobbing, 8.30pm, last Wednesday of every month.**

07902 252758.

■ **Social Afternoon, Civil Service Retirement Fellowship, Balmoral Community Centre, Salisbury Avenue, Westcliff, 2-4pm.**

■ **Jazz, Belvedere Jazz and Music Club, Belvedere Function Centre, Billericay, The Rex, O'Dell All Stars, 8pm, admission £10. 07850 307075.**

■ **Barn Dance, Grand Colindale Club, Royal Naval Association, East Street, Southend, 8.30pm, live music from Usual Suspects. 01702 553622.**

■ **Line Dancing Lessons, St Margaret's Church Hall, Lime Avenue, Leigh, every Wednesday 12.30-2.30pm, helping to raise funds for the church hall. 01268 281488.**

■ **Art Class, Leigh Sailing Club, Old Leigh, 10am-noon, learn to paint and draw with artist Paul Alcock, further details 01702 615475.**

■ **Meeting, Al Anon, International Support Group for families, wives, husbands, friends of alcoholics and other addicts, 1 Sutton Road, All Saints Church (Vicarage), Southchurch, Southend, Wednesdays 7.30pm, all welcome (non-denominational).**

■ **Pulse Drum Club, St David's Church Hall, Rayleigh Road, Eastwood, every Wednesday 3.45pm - 4.45pm, £3 per session. 01702 540111.**

■ **Activity sessions, The Megacentre, 7 Brook Road, Rayleigh, (term time only), for children with special needs aged 5-18, free admission, siblings welcome, details 01268 779100.**

■ **Palace Writers Group, every Wednesday 7.30pm, alternating venues with the Palace and Cliffs Pavilion, open mic events and public readings planned, further details Emily 01702 390472.**

■ **Played Bowls Before? Come and try it at FS&S Club, Gardiners Close, Basildon, all weather green, free coaching given, regular club mornings, call Chris 01268 419831.**

■ **Parent and Toddler Messy Play Group, Buttercup Club, Leigh Community Centre, Elm Road, Leigh, 9.30am and 11am, Wednesdays and Thursdays. 01702 712150.**

■ **Meeting, Thundersley Gardening Association, Swan Green Hall, Hart Road, Thundersley, 7.45pm, join Mike Davis with his illustrated talk on 'Rayleigh through the Looking Glass', refreshments during break, entrance £3.**

■ **Live Music, The Jazz Mix, The Maritime Room, Cliffs Pavilion, Southend, 'Protect the Beat', doors open 8pm, music 8.30-11pm, admission £10, students £5 with**

Thursday, February 28

valid photo card.

■ **Art Class, Westcliff United Reform Church, King's Road, Westcliff, 10am-noon or 1-3pm, with artist Paul Alcock, beginners and experienced students welcome. 01702 615475.**

■ **Health Walk, Hockley Woods, 10.45am, car parking in Hockley Woods Car Park, every Thursday, details 01702 318121.**

■ **Live classes every Thursday at Ambleside Social Club, Ambleside Drive, Southend, from 8pm, £5 (first night free), all ages welcome, no need to bring a partner. 07771 831507.**

■ **Buddies Over 50 Singles Club, Anchor Pub, Benfleet, 8.30pm every Thursday, meet new friends, varied social activities, further details Jill 01268 753667.**

■ **Meeting, Westcliff National Spiritualist Church, Hildaville Drive, Westcliff, every service we have mediums that demonstrate clairvoyance, Thursdays 7.30pm and Sundays 6.30pm.**

■ **Coffee, Cake and Chat, WI Hall, Bellingham Lane, Rayleigh, ladies and gentlemen, join us every Thursday 2pm, further details DJ 07952 148636 or Linda 07504 114762.**

■ **Stalls in Outpatients Department, next to post box, Southend Hospital, books, bric-a-brac, hand knits etc, every Thursday 8.30am-3.30pm, all proceeds to Bosom Pals Appeal.**

■ **Tea Dance, St James' Church Hall, Elmsleigh Drive, Leigh, ballroom, Latin and sequence, every Thursday 2-4.15pm. 01702 216726.**

■ **Ceramics, The George Hurd Centre, Audley Way, Basildon, for the over 50s, every Thursday 2-4pm, further details 01268 465854.**

■ **Clairvoyance, Shoebury Spiritual Centre, The Sandpiper Community Centre, Sandpiper Close, Shoebury, Thursdays 8-10pm, free healing, admission £3. 01702 476087.**

■ **Healing, The Cedars, Castle Road, Rayleigh, fully trained healers by Essex Healers Association, Thursdays 10-11.30am, all welcome.**

■ **Meeting, Billericay Baby Cafe, Community Church, Queens Park, Billericay, for Breastfeeding mums, Thursdays (term time), 12.30pm.**

■ **Coffee Morning, Chalkwell Park Methodist Church, corner of Kingsway and Eastwood Lane Sth (off Southbourne Grove), Westcliff, 10am-noon, gifts, books, home-made cakes and refreshments, in aid**

Friday, March 1

of church funds.

■ **Club Night, Thames Amateur Radio Group, Jubilee Hall, Waterside Farm Sports Centre, Somers Avenue, Canvey, talk on Chain Home Towers, 8pm. 07940 579116.**

■ **Health Walk, Salvation Army, Castle Lane car park, Hadleigh, 10.30am, (approx. 1 hour), further details Gerald Costello 01268 755870.**

■ **Scottish Country Dancing, St Peter's Church Hall, Eastbourne Grove, Westcliff, 7.30pm, free for first 2 evenings.**

■ **Runwell Art Club, lively friendly group of people wishing to expand their membership, every Friday 10am-1pm, £3 per session, all abilities welcome, further details Carole 01268 560005 or Paula 01268 734436.**

■ **Drama Classes, Helen O'Grady Drama Academy, The Stables, Chalkwell Park Drive, Leigh, not a stage school, designed to increase children's life skills, Fridays after school, to enrol call Dina 01245 328680.**

■ **Bargain Box Open, Pastoral Centre, St Martin's Church, Basildon (Church walk near Marks and Spencer), every Friday 10am-noon, good quality/nearly new clothes, bric-a-brac, books, videos etc, tea/coffee, all welcome, no entrance charge.**

■ **Table Tennis, Laindon Community Centre, Aston Road, off High Street, for over 50s, any standard, friendly group, every Friday 11am-1pm, free parking. 07931 564105.**

■ **Table Tennis, St Andrew's Church Hall, Church Road, Shoebury, every Friday 2-4pm. 01702 296708.**

■ **Table Tennis, Markhams Chase Sports Centre, Basildon, every Friday 2pm, £2.50 per session.**

■ **Evening of Clairvoyance, St Edmunds Hall, St Edmunds Close, (off Pantile Avenue), Southend, Fridays 8pm, healing from 7pm.**

■ **Clairvoyance, Hockley Old Fire Station, Southend Road, Hockley, (next to Spa Pub), visiting mediums, Fridays 7.30-9.30pm.**

■ **Southend Chess Club, Thorpe Bay Bridge Club, The Old School House, Southchurch Boulevard, Southend, Fridays 7.30pm, new members welcome, beginners or experienced players. 01702 345902.**

■ **Chess, Cedar Centre, Castle Road, Rayleigh, Fridays, 7.30pm onwards, all ages and abilities welcome, details Derek Stockings 01268 772923.**

■ **Messy Play, The Hills Children's Centre, British Legion Triangle Building, High Road, Laindon, Fridays 9.30-10.45am.**

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eating out

A venue for everyone

Advertisement feature

THE Lodge Country Inn is a friendly, family run business situated in the heart of Essex.

With a large marquee, a restaurant serving a tasteful a la carte menu, an affordable bar menu packed with more than 100 different meals, comfortable hotel rooms and a traditional bar area, the venue really does have a little something for everyone.

Its fully licensed bar has an extensive drinks menu, comprising of a wide array of wines, real ales, bottled and draught beers, while its large 120-seater restaurant boasts an appetising range of dishes to suit all tastes and requirements.

The Lodge's a la carte menu is also available in its stylish conservatory offering you a spacious comfortable environment to trying their five star food. The conservatory can be booked for special occasions and set menus can be arranged to suit a range of budgets.

The venue also boasts a large garden with an extensive seating area, bouncy castles and a children's play area. If you want to keep the children amused whilst going out and visiting family and friends for an enjoyable meal or drink this spring and summer, then look no further than The Lodge.

Its stylish marquee, situated within idyllic country surroundings, is the perfect place for a range of special occasion for 60-200 guests, complete with a late licence until midnight.

What's more, as it can now hold civil ceremonies it is the perfect place for your big day so why not call for further information.

A delicious buffet can be supplied, as well as The Lodge's very own DJ, friendly waitresses and bar staff, and experienced Wedding Planners are on hand to guide and help you arrange the wedding you have always dreamed of right down to your individual budget.

Special events are celebrated at The Lodge throughout the year, including Mother's Day, with the help of delicious set menus so you and your loved ones can enjoy your day in a traditional and relaxed atmosphere.

Tribute Nights and Family Fun Days will also be coming up throughout the year so keep an eye out on its website so you don't miss out on all the fun.

This is all on top of great weekly family entertainment, from Karaoke nights on Sunday to Hugh Rainey's Jazz band every Tuesday. Live bands also provide the entertainment every Friday night, during which there is currently a special drinks promotion, and there is a trivia/music quiz night every alternate Wednesday, so join The Lodge for the best in live entertainment.

There is definitely something for everyone to enjoy at The Lodge so find out more by calling friendly and helpful staff on 01245 320060 or visiting www.lodge-inn.net



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Advertisement feature

eating out

One of the UK's top 10 Indian restaurants

OPULENT beauty, dedicated service and exotic royal cuisine can be found at the award-winning Maharaja.

The restaurant, in London Road, Benfleet, has twice been nominated as one of the top 10 Indian restaurants in the UK, during the British Curry Awards.

More than 1,500 restaurateurs witnessed its second triumph last year, during a ceremony at London's Battersea Evolution.

A record 40,000 public nominations were received for the awards, covering more than 2,700 restaurants.

The Maharaja was voted best in the South East and became one of the top 10 restaurants in the UK, in the final heats of the 'Oscars' of the UK curry restaurant industry.

Siraj Ali, owner of The Maharaja, said: "To be nominated again, as one of the top 10 best Indian restaurants in the country is certainly a dream come true."

"We are always here to ensure that our customers are given the best of everything, and their loyalty and enjoyment has seen the Maharaja rewarded for its pursuit of excellence in Indian cuisine and dining."

"We would like to say a huge

thanks to our customers who have helped us reach the pinnacle of success in the industry."

The Maharaja is an Indian restaurant full of heritage, which offers unique and exotic Royal Indian cuisine in a traditional setting fit for a Maharaja.

The Ali family prides itself on providing excellence in cuisine, service and ambience for each and every diner, with authenticity and customer service at the very core.

Specialities include lobster, king prawn, salmon, trout and exotic freshwater fish from the Indian Ocean, including Tilapia, while exciting new dishes include ostrich, venison, duck, whole leg of lamb and whole chicken.

The Maharaja has a wealth of offers including 'eat as much as you like' buffet nights starting from just £9.95 per person and a la carte options, as well as early bird deals.

There are also large party discounts and a resident DJ from Thursday through to Saturday, so you can start the weekend early.

Its takeaway service allows you to dine like a King in your own home, and boasts free home delivery as well as a further discount.

Choose the Maharaja for its opu-



lent beauty, dedication to service, and exotic royal cuisine... it's easy to forget that you are not royalty there.

Don't forget, the Maharaja is now taking Christmas bookings, so book early to avoid disappointment!

The restaurant is open from noon to 2.30pm, and from 5.30pm to 11.30pm, from Monday to Wednesday; from noon to 2.30pm,

and from 5.30pm to midnight, from Thursday to Saturday; and from noon to 11pm on Sundays and Bank Holidays.

For further information, or to book a table, call the restaurant on 01268 794541 / 01268 792141 or visit www.maharajagroup.co.uk

Why not join them on their Facebook page for cookery tips and the latest offers from The Maharaja!

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Sunday 10th March

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A la Carte Menu Available
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Tasty treats at the Lemon Tree

Advertisement feature

NEW and exciting menus are now being served at a fantastic Mediterranean and Pizza restaurant in Southchurch village.

The Lemon Tree, at 513 Southchurch Road, which has been delighting diners for many years with its five star cuisine, is now offering even more thanks to new and extensive menus for diners to choose from. As well as a new A La Carte Menu, diners are also spoilt for choice with its new lunchtime Bistro Menu and new Evening Menu, all of which offer outstanding value-for-money and an extensive variety or exquisite taste for people to enjoy.

Its A la Carte menu includes an extensive range of starters from Scottish Smoked Salmon, Avocado and Crayfish Tails, and Turkish Stuffed Peppers, to Mediterranean King Prawns and Calamari Espana - lightly floured, deep fried calamari served with salad, garnish and homemade tartar sauce.

Its choice of main dishes is extensive with meat lovers in for a treat with the likes of Breast of Chicken and Mozzarella, Cypriot Kleflico - slow roasted shoulder of lamb flavoured with mountain herbs - Wild Venison Steak, and Chef Special Fillet steak. Those who have a taste for seafood are also spoilt for choice with a wide range of dishes from



traditional Spanish Paella, Fillet of Salmon and Whole Lemon Sole, to Swordfish Steak and King Prawn Thermador - cooked in cream, mustard, brandy and baked with cheese. The are also a wide variety of stone baked pizzas to choose from, priced from £6.25 to

£8.95 and cooked before your eyes in its open plan kitchen, as well as a pasta menu that can be served as a starter or main meal.

Its new lunchtime Bistro Menu, served from Monday to Saturday, offers outstanding value-for-money with a choice of dishes from just £4.95, while its new two-course evening menu, served from Sunday to Thursday, costs just £11.95.

Those who have not visited The Lemon Tree recently you will find a new look restaurant complete with a beautiful dining area with lantern roof, an open plan kitchen where diners can see their food being prepared, and a limestone patio area for alfresco dining. With seating for up to 80 people and an extensive wine and champagne list, The Lemon Tree is the ideal setting for large parties, as well as smaller celebrations as private areas can now be provided.

Street parking is outside the fully licensed and air-conditioned restaurant, while a nearby car park is free after 6pm from Monday to Saturday, and all day Sunday. It is open from Monday to Saturday from 11am (last orders 2.30pm) and from 5pm (last orders 10.30pm), and all day Sundays from 11am.

For further information, or to make a reservation, call the restaurant on 01702 467793, visit its website at www.lemon-treesouthend.co.uk or join them on Facebook.

Mediterranean Cuisine Restaurant



NOW SERVING THIN CRUST STONE BAKED PIZZA

NEW & EXTENDED MENUS

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Mid-Week Lunch Menu from £5.95

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2 Courses £11.95

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Treat Mum this Mothers Day Sunday 10th March.

Live Music by Pianist

Special Menu £24.95pp

A La Carte Menu always available with large champagne & wine list

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Sunday, 10th March

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"The Hasina is well worth a visit". "You will have a really great time, with great food". "The staff make you feel so welcome".

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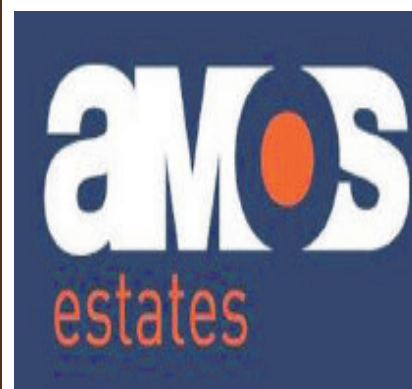


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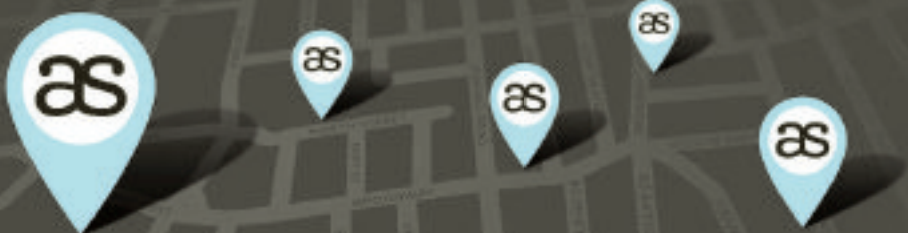


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ashleigh stone

HOT PROPERTY IN LEIGH, CHALKWELL & WESTCLIFF



Marine Estate



Leigh-on-Sea £415,000

Ashleigh Stone are delighted to offer this lovely three-bedroom semi-detached family home, perfectly situated in a tree-lined turning on the sought-after Marine Estate, within the Westleigh school catchment area. The property comprises two reception rooms and modern fitted kitchen to the ground floor, with two double bedrooms and a good-sized single bedroom and family bathroom on the first floor. The front of the property provides off-street parking for two vehicles, and to the rear there is an attractive landscaped garden, mainly laid to lawn with established flower, shrub, and tree borders.

Leigh-on-Sea £142,500

Ashleigh Stone are offering for sale this one bedroom, two reception room, ground floor flat located in the heart of Leigh on Sea. Close to the Leigh Road, with its own garden and share of the freehold. In good condition and offering no onward chain.



Hadleigh £224,995

Ashleigh Stone are delighted to offer this attractive three bedroom semi detached chalet bungalow in a popular location close to shops and walking distance of the local woods. The property comprises lounge, dining room, conservatory, fitted kitchen, two bedrooms and bathroom on the ground floor...



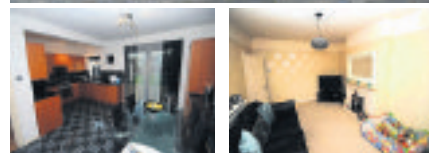
New

South of London Road £299,995

Ashleigh Stone are pleased to offer this three bedroom terraced family home, located south of the London Road close to the Broadway, and benefiting from off-street parking. The property is decorated to a high standard throughout, and has downstairs a bright and spacious lounge with dining room



Highlands Estate

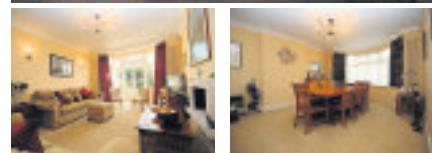


Highlands Estate £389,995

We are delighted to offer for sale this absolutely stunning three-bedroom detached character home, which has been recently refurbished to a very high standard. Ideally situated in the sought-after area of the Highlands Estate, within the Westleigh School catchment area, and a short walk to Balfours Woods and Golf Course. There are some homes that are simply outstanding: This is one of them. The decor throughout is beautiful and the property has been improved in every way possible. The front is attractively paved, providing off-road parking for multiple vehicles; and there is a detached garage to the rear, accessed through double gates. Internally, the property benefits from a beautiful bright lounge, an arresting large kitchen / diner with luxury wood units and integrated appliances including washing machine and dishwasher, a downstairs cloakroom, three beautiful bedrooms, and a fantastic bathroom with modern four-piece suite. The garden is approx 65' and laid to lawn with a paved patio area immediately outside the kitchen / diner. Come and see for yourself the wealth of wonderful features this property has to offer.



End of Chain



Marine Estate £475,000

Ashleigh Stone are favoured with instructions to market this absolutely delightful character three-bedroom detached house, with off-road parking for multiple vehicles, ideally located on the ever-popular Marine Estate. This family home has been extended on the ground floor which gives the home generous ground-floor accommodation. The property also benefits from a balcony off the master bedroom giving distant sea views. The accommodation comprises generous-sized rooms including a lovely lounge overlooking the well-maintained rear garden, dining room, extended kitchen with remote-controlled opening sky lights and integrated appliances, sun lounge, utility room and cloakroom on the ground floor, with three bedrooms and bathroom with four-piece suite on the first floor.

Marine Estate £165,000

Ashleigh Stone are offering for sale this two double bedroom ground-floor flat, with its own garden and neutral decor which has just been decorated, conveniently located on the Marine Estate. No onward chain.



Vacant

Westcliff-on-Sea £1200 pcm

A lovely three bedroom semi detached family home with garage, good size garden and modern kitchen. The house is ideally located for Southend Hospital. Call now to view.



To Let

Leigh-on-Sea £750pcm

Ashleigh Stone are delighted to offer this two double bedroom first and second floor flat located South of the London Road. The flat benefits from a modern fitted kitchen with built in appliances and a lovely bathroom. Sorry working tenants only no smokers or pets.



To Let

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New Instruction



Westcliff-On-Sea £675

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New Instruction



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- Employed Applicants
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New Instruction



Southend-On-Sea £600

- 2 Double Bedrooms
- Ground Floor Flat
- Fresh Decoration
- Communal Parking
- Central Southend
- Double Glazed
- Employed Applicants
- Available Now

Not to be Missed!



Southend-On-Sea £650

- 1 Double, 1 Single
- 1st Floor Flat
- Pleasing Decoration
- LOCATION LOCATION
- Large Lounge
- Share of Garden
- Employed Applicants
- Available in Feb

New Instruction



Southend-On-Sea £695

- 2 Spacious Bedrooms
- 2nd Floor Flat
- Modern Kitchen
- Modern Bathroom
- Southchurch Village
- Allocated Parking
- Dss Considered
- Available in March

Dss Acceptable



Southend-On-Sea £710

- 2 Double Bedrooms
- Split over 3 Floors
- Refurbished Throughout
- Own Rear Gdn
- Modern Kitchen
- Brand NEW carpets
- Dss Considered
- Available Now

New Instruction



Westcliff-On-Sea £750

- 2 Double Bedrooms
- 1st Floor Flat
- Fully Furnished
- Modern Shower Room
- Neutral Decoration
- Lovely Location
- Employed Applicants
- Available in Feb

Ideal Home



Westcliff-On-Sea £850

- 3 Bed House
- Semi-Detached
- Large Rear Gdn
- New Carpets
- Fresh Decoration
- Modern Kitchen
- Employed Apps
- Available Now

Out - Standing Views



Westcliff-On-Sea £950

- 2 Double Bedrooms
- 1st Floor Apartment
- Estuary Views
- Spacious Balcony
- Neutrally Decorated
- Neutral Carpets
- Not to be Missed
- Popular Location

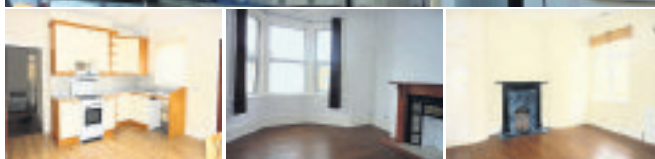


Westcliff-On-Sea £950

- Modern Kitchen
- Keys Held
- Employed Applicants
- Available Now

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Two Flats & Freehold



Westcliff-On-Sea £199,995

INVESTMENT OPPORTUNITY! Pace are pleased to offer for sale this pair of freehold spacious two bedroom flats. Ground Floor being currently tenanted on an AST (periodic) at £575 pcm and the first floor flat being vacant. Benefits include the majority of both flats being double glazed, gas central heating and both having access to courtyard style garden. Arrange a viewing now to avoid disappointment.

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- Three Bedrooms
- Lounge
- UPVC Conservatory
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- Cloakroom
- Refitted Bathroom/wc
- Double Glazing
- Attached Garage
- Gas Central Heating
- Independent Driveway
- Popular Location
- Must Be Sold



Freehold Investment



Westcliff-On-Sea £254,995

- Freehold Investment
- Two Flats
- £1300pcm Combined Rent
- Long Term Tenants
- Popular Location
- Close to Chalkwell Park
- Double Glazing
- Ideal Investment

Recently Refurbished



Southend-On-Sea £124,995

- Stunningly Refurbished
- Lounge/Kitchen
- Two Bedrooms
- Luxury Bathroom
- Double Glazing
- Gas Heating
- Own Section Garden
- Modern Kitchen
- Easy Access Shops
- Close to Station
- Ideal 1st Purchase
- Viewing Essential



Your First Purchase



Southend-On-Sea £97,500

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NEW LISTING
SOLE AGENTS



HADLEIGH £189,995

- * Two Bedroom Mid Terraced House
- * Close to Country Park & Hadleigh Town Centre
- * Modern Kitchen & Bathroom
- * Lounge/diner
- * 4pce bathroom suite
- * Ideal First Time Purchase
- * Immaculate condition inside
- * 50 ft Rear Garden
- * EPC - BAND D



SOLE AGENTS



THUNDERSLEY £319,995

- * Substantial four bedroom detached family house
- * Possible Multiple Units Redevelopment Site (Subject to receiving Planning Permissions)
- * Large Lounge & Separate dining room
- * Further sitting room
- * 28' conservatory
- * Fitted kitchen
- * Large balcony
- * Approx. 110' frontage
- * King John school catchment



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NEW LISTING
SOLE AGENTS



BENFLEET £189,995

Two Bedroom Semi Detached House, Spacious Lounge with Feature Fire Place, Kitchen/ Diner, Ground Floor WC, Modern 3pce Bathroom Suite, Ample Off Road Parking, 60ft Rear Garden, Double Glazed Windows & GCH



NEW LISTING
SOLE AGENTS



HADLEIGH £169,995

Constructed within the last 10 years, Two bedroom ground floor retirement apartment. Close to Hadleigh Town Centre Modern 4 piece bathroom, Kitchen with integrated appliances, Superb guest lounge enjoying estuary views Additional Guest suites available for visiting families (subject to availability). Offered with vacant possession



NEW PRICE
SOLE AGENTS



HADLEIGH £115,000

- * One Bedroom Ground Floor Apartment
- * Close to Country Park
- * Freehold Included
- * Parking and Garden
- * Corner Plot
- * Double Glazed Windows
- * No Onward Chain
- * Modernisation Required
- * King John Catchment, Viewing Advised

NEW LISTING
SOLE AGENTS



THUNDERSLEY £195,000

Two Bedroom Mid Terraced House, close to Thundersley Common, Spacious Lounge, South Facing Rear Garden, Kitchen & Separate Dining Room, Garage in Block, Modern 3pce Bathroom, EPC - BAND C



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BENFLEET £1,300 pcm

- * Four bed semi detached house
- * Garage and off street parking
- * Energy Efficiency Rating Band D



EASTWOOD £525 pcm

- * Light and airy second floor flat
- * Good location with good road links
- * New flooring



WESTCLIFF ON SEA £ 650pcm

- * Two Bedroom Ground Floor Apartment
- * Lounge with French Doors to Communal Garden
- * Energy Efficiency Rating Band C



BENFLEET £675 pcm

- * Two bedroom second floor flat
- * Good sized lounge
- * Energy Efficiency Rating Band C



LEIGH ON SEA £1250 pcm

- * Two bedroom apartment - St Clements Arcade
- * Video entry system. Lift & stairs to second floor
- * White family bathroom with shower over bath
- * Large lounge/kitchen with Capel appliances
- * Energy Efficiency Rating Band C



LEIGH ON SEA £975 pcm

- * Detached three bedroom house
- * Kitchen/breakfast room
- * Double glazed
- * Off street parking
- * Energy Efficiency Rating Band E



HADLEIGH £695 pcm

- * One Bed 2nd Floor Retirement Apartment
- * Warden Controlled
- * Large Lounge
- * Modern Kitchen with white goods
- * Energy Efficiency Rating Band C



LEIGH ON SEA P O A

- * Brand New 2 Bed Contemporary House
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- * Gas Central Heating/Double Glazed
- * Allocated Parking
- * Energy Efficiency Rating Band B

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Benfleet £189,995

OPEN HOME - 15 KENNEDY CLOSE BENFLEET SS7 4EG - SATURDAY 23RD FEBRUARY - 2-3PM - JUST TURN UP!
Three bedroom family home within walking distance of schools. Extended to provide a spacious 23' through lounge, dining room and generous 19' fitted kitchen; King John catchment; EPC rating band D; THERE WILL BE NO ONWARD CHAIN.



Thundersley £195,000

Within a short walk of Thundersley village shops is this 2 bedroom semi detached bungalow with the benefit of a well fitted kitchen and bathroom with white suite. EPC band D.



Hadleigh £199,995

A semi detached chalet style bungalow with a generous through lounge and a fitted kitchen which is open plan to a useful breakfast room. Ground floor master bedroom and bathroom, two further bedrooms on the first floor, a 90' rear garden and off street parking EPC rating band D

DOES SIZE MATTER...

In the majority of markets, there are two basic types of estate agents: on the one hand, the small, independently-owned firm with often no more than a single office, and on the other the local branch of a big regional or national chain – known in the trade as “corporates.”
So, which do you go for?

Many people, of course, will automatically go for the big brand name – perhaps because they are familiar with it from a previous experience elsewhere, but more often simply because we are conditioned to think that big equals beautiful.

However, estate agency simply doesn't work that way. Go into a McDonalds anywhere in the world, and you'll be sold a more or less identical product. The same goes for any of the big supermarket chains – wherever you go, the products and prices will generally be the same. But estate agency is different, because it's all about service, and service is all about people.

What this means is that unlike the fast food or grocery business, a big, well-known agency brand tells you absolutely nothing about the quality of service you will actually receive, because that all depends on the people you deal with in your local branch.

Size, therefore, means nothing in estate agency. Ultimately, what matters most is the quality of the people you are dealing with.

Of course, I'm not saying that it is impossible to get good service from a corporate agent – after all, your local branch may have good people in it, who know their business and know your market. However, there is one more thing you should think about. Like all large organisations, corporate agents tend to be target-driven. They have targets for everything: the number of properties they take on, the number of mortgages and other financial products they can sell to their clients, the number of property sales – even the number of price reductions they can push through in order to achieve those sales! And the fact is -- as we know only too well from what happens in our schools and in the NHS – the pursuit of targets is not always compatible with the delivery of first-class customer service...

So, in summary, when choosing who to entrust with the sale of your single most valuable possession, your best bet is to go for a well-established independent agent – someone whose whole business depends on delivering quality service, rather than hitting targets set by some head office miles away.

In other words, when it comes to estate agents, small is beautiful!



Thundersley £269,995

In this highly sought after area is this detached 3 bedroom chalet style property offering a Lounge Separate dining room well fitted kitchen and ground floor bathroom whilst upstairs are the 3 bedrooms WC and shower room; EPC rating band D.



Benfleet £185,000

Offered with immediate vacant possession is this immaculate semi detached chalet with a very attractive Lounge dining room/3rd bedroom fitted kitchen 2 bedrooms and a bathroom with white suite to the first floor EPC rating band E



Hadleigh £299,995

Spacious detached chalet style family home with a large garden backing onto West Wood. Impressive open plan entrance hall. Lounge, dining room, conservatory, ground floor cloakroom. Second sitting room, study and four first floor bedrooms. Must be viewed to fully appreciate this charming property. EPC BAND D

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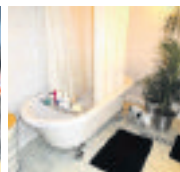
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Southend On Sea £350,000

Situated in a sought after position in the heart of the Clifftown Conservation Area with superb South facing views over looking Cliff Gardens and Thames Estuary. The property offers spacious living accommodation and offers 2/3 bedrooms and has the advantage of own off street parking and attractive rear gardens.

- ➔ Clifftown Conservation Area
- ➔ South facing views
- ➔ Spacious living accommodation
- ➔ Two/Three Bedrooms
- ➔ Dressing area
- ➔ Kitchen
- ➔ Bathroom/wc
- ➔ Loft room
- ➔ Communal gardens
- ➔ Off street parking

Southend On Sea £155,000



OFFERS IN EXCESS OF £155,000. A pair of freehold self contained flats within a semi detached house in central Southend. The property has the majority of UPVC double glazing as well as gas central heating. The first floor flat is currently vacant and the ground floor flat let on an assured shorthold tenancy at a rent of £475 per calendar month. FURTHER DETAILS OF TENANCY AVAILABLE ON REQUEST.

Westcliff On Sea £149,995



Three bedroom terraced house situated South of the London Road close to railway station and all amenities. The property benefits from full double glazing and gas central heating as well as three bedrooms and West backing courtyard garden. Parking permits available.

Southend On Sea £172,000



Attractive three bedroom terraced house offering spacious living accommodation. The property benefits from full double glazing and gas central heating and within walking distance of Southchurch Road shops and Southend East mainline railway station.

Westcliff On Sea £109,950



Spacious loft apartment being situated South of the London Road within close proximity of Hamlet Court Road shopping facilities and Westcliff station. The property benefits from a spacious lounge/diner opening onto a West facing sunbalcony with attractive views towards Estuary. There are two good size bedrooms and a modern kitchen and bathroom and there is allocated parking with further visitors parking available.

Westcliff On Sea £650 pcm



Immaculate ground floor apartment situated within the sought after Milton Conservation Area attractive spacious lounge, modern fitted kitchen with appliances to remain, upright fridge/freezer, washing machine, electric oven, grill and hob, two double bedrooms, french doors from master bedroom leading onto own garden, bathroom/wc with white suite and chrome fittings, electric shower over the bath, full gas central heating, own courtyard garden, own allocated off street parking.

Westcliff On Sea £575 pcm



Newly fully refurbished is this attractive ground floor flat situated within a sought after location of Westcliff close to Chalkwell Park. Spacious lounge, separate dining room, double bedroom, newly fitted kitchen with electric oven and hob, plumbing and recess for washing machine and recess for fridge/freezer, shower room/wc with newsuite, fully double glazed and gas central heating, new floor covering throughout, whole of rear South backing garden.

Southend On Sea £540 pcm



Purpose built two bedroom self contained flat, newly carpeted and decorated throughout, double glazing and gas central heating, two double bedrooms, spacious lounge, fitted kitchen with integrated four ring gas hob with oven and grill under, extractor fan, plumbing and recess for washing machine, recess for refrigerator, bathroom/wc. Please note bath has no shower and small wash hand basin. Communal garden.

Shoeburyness £1,250 pcm



Detached family house situated within a sought after location of Shoeburyness benefitting from garage & off street parking for two vehicles. Spacious lounge/diner, new fitted kitchen, separate utility area. Ground floor wc, four bedrooms with the master bedroom benefitting from a brand new en-suite shower room/wc. Spacious luxury bathroom/wc with separate double shower cubicle, good size rear garden, gas central heating & full double glazing throughout.

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WESTCLIFF ON SEA OIEO £80,000

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 GROUND FLOOR MAKE US AN OFFER

SOUTHEND ON SEA £226,995

 FOUR BEDROOMS OFF STREET PARKING
 2 RECEPTIONS 3 BATHROOMS

WESTCLIFF ON SEA £179,950

 TWO BEDROOMS TWO BATHROOMS
 DETACHED HOUSE KITCHEN/BREAKFAST ROOM

GREAT WAKERING £219,950

 THREE BEDROOMS CONSERVATORY
 GARAGE & DRIVE NO ONWARD CHAIN

WESTCLIFF ON SEA £174,995

 THREE BEDROOMS KITCHEN/DINER
 LOFT ROOM MID TERRACED

WESTCLIFF / CHALKWELL £179,950

 TWO BEDROOMS GARAGE TO REAR
 23' LOUNGE FIRST FLOOR

WESTCLIFF ON SEA £145,000

 TWO/THREE BEDS OWN SECTION OF GARDEN
 FIRST FLOOR CLOSE TO SHOPS

WESTCLIFF ON SEA £105,000

 TWO BEDS 55 YEARS LEASE
 SECOND FLOOR CLOSE TO STATION

SOUTHEND ON SEA OIEO £69,995

 LOUNGE/KITCHEN OFF STREET PARKING
 BEDROOM 15'4 x 15' GROUND FLOOR

WESTCLIFF ON SEA £250,000

 THREE BEDROOMS LOFT ROOM
 THREE RECEPTIONS LUXURY FAMILY BATHROOM

WESTCLIFF ON SEA £194,995

 FOUR BEDROOM FITTED KITCHEN
 THREE RECEPTIONS WET ROOM

LEIGH ON SEA 249,995

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Southend-on-Sea £120,000

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- * UNDERGROUND PARKING



LOVELY FLAT

Southend

- * GROUND FLOOR FLAT
- * 2 BEDROOMS
- * CLOSE TO PARK AND STATION
- * 80' WEST BACKING GARDEN
- * SUPERB 21' LOUNGE



£139,995

- * LIMED OAK EFFECT KITCHEN
- * GAS CENTRAL HEATING
- * CONSERVATORY
- * LONG LEASE
- * NO ONWARD CHAIN



NO CHAIN

Westcliff-on-Sea

- * 3 BEDROOMS
- * LOVELY KITCHEN/DINER
- * DOWNSTAIRS CLOAKROOM
- * WEST BACKING GARDEN
- * NO ONWARD CHAIN



£189,995

- * GAS CENTRAL HEATING
- * DOUBLE GLAZED
- * CLOSE TO LONDON ROAD
- * EXCELLENT DECORATIVE ORDER
- * VIEW NOW



VACANT

Westcliff-on-Sea £239,995

- * 4 BEDROOMS
- * 26' FAMILY/ DINING ROOM
- * BATHROOM & SHOWER ROOM
- * CAR PORT & LOTS OF PARKING
- * 50' GARDEN



NO CHAIN

Leigh-on-Sea

- * 2/3 BEDROOMS
- * BELFAIRS ESTATE
- * MODERN KITCHEN
- * CONSERVATORY
- * GARAGE & LOTS OF PARKING



£285,000

- * EXCELLENT DECORATIVE ORDER
- * 60' GARDEN
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- * NO ONWARD CHAIN
- * VIEW NOW



VACANT

Westcliff-on-Sea

- * SUBSTANTIAL ACCOMODATION
- * 5 BEDROOMS
- * LARGE RECEPTIONS
- * CLOSE TO STATION
- * NO ONWARD CHAIN



GUIDE £420,000-£450,000

- * 21' KITCHEN
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- * NEW BATHROOM
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- * GAS CENTRAL HEATING



GREAT SIZE

Westcliff-on-Sea £725 pcm

- * LARGE MAISONETTE
- * CLOSE TO HAMLET CT ROAD
- * AVAILABLE NOW
- * 3 BEDROOMS
- * DSS CONSIDERED WITH GUARANTOR



NEAR PARK

Westcliff-on-Sea

- * DETACHED CHALET/BUNGALOW
- * 3/4 BEDROOMS
- * 1/2 RECEPTIONS
- * OFF STREET PARKING
- * EASY WALK OF STATION



£1150 pcm

- * GENEROUS ROOM SIZES
- * LOVELY WEST BACKING GARDEN
- * AVAILABLE NOW
- * WORKING TENANTS ONLY
- * CLOSE TO PARK

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Southend On Sea

£124,995



Open House this Saturday 23rd February 2013 - between 9.30 am and 10.30am - 17 Hillcrest Road, Southend on Sea, Essex, SS1 2DP
A refurbished two bedroom ground floor flat with own rear garden and cellar for sale with a new lease. The property benefits from modern fitted kitchen, new bathroom suite, rear garden in excess of approximately 48ft and no onward chain.

Canewdon

£335,000



Open House this Saturday 23rd February 2013 - between 11.00 am and 12 Noon - 7 Ducketts Meads, Canewdon, Essex, SS4 3QS
an outstanding four bedroom detached family home, set in the village of Canewdon the property benefits from double garage, double glazed conservatory, en suite to master bedroom, utility room, two reception rooms and solar panels. viewing essential

Rochford

£247,500



Open House this Saturday 23rd February 2013 - just turn up and view 92 Oxford Road, Ashingdon, Essex, SS4 1TE Between 1.00pm and 2.00pm.
three bedroom bungalow with a 76' south rear garden which backs onto open farm land. a 22'3 kitchen / diner which has some integrated appliances, there is an 18'11 lounge, the bathroom is fully tiled and has a white modern bathroom suite.

Ashingdon

£279,995



Open House this Saturday 23rd February 2013 - between 15.00 and 16.00 - 42D Lascelles Gardens, Ashingdon, Essex, SS4 3DW
A 4/5 bedroom family home set in a popular location. benefits from a 24'9 x 14'8 lounge, G/F cloakroom, dining room and fitted kitchen, a interlocking fifth bedroom / study on the first floor with four further bedrooms and bathroom Off road parking and garage.

Rochford

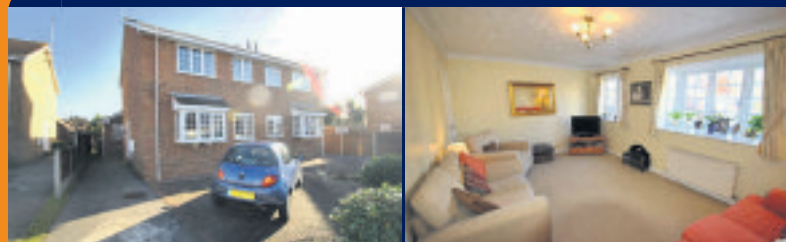
£189,995



This well maintained three bedroom end of terrace house has the advantage of two reception rooms, a double glazed conservatory as well as a garage and off street parking. Further benefits include a fitted kitchen and modern bathroom suite. Located within easy access of Rochford Railway station. An ideal first time purchase.

Rochford

£205,000



This immaculate two/three bedroom semi detached house has the advantage of a modern fitted kitchen, double glazing and off street parking for up to three vehicles. The property has been maintained to a high standard and provides spacious accommodation throughout. Viewing is essential.

Hockley

£1,100 pcm



This three bedroom, two reception room detached bungalow has the advantage of a 21' Lounge, a double glazed conservatory and an approximately 70' rear garden. Further benefits include an attached garage and parking for several vehicles. The property is available immediately.

Rochford

£500 pcm



The property is a one bedroom purpose built second floor apartment located on the popular Matchbox Estate which provides easy access to Rochford railway station. Available Mid - March.

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Thorpe Bay £359,995

Three bedroom extended detached family house located in the Bournes Green catchment area. Lounge, Separate dining area. Conservatory. Fully fitted kitchen/breakfast room. Separate utility room. Ground floor cloakroom. Quality family bathroom. Double and single garage. Private established low maintenance garden. Parking for numerous vehicles. Sealed unit double glazing. Corner plot with potential to extend. **EPC: D**



Thorpe Bay £155,000

Newly constructed one bedroom contemporary detached property. Superb bathroom and kitchen. Open plan lounge/kitchen. West facing property terrace. Sealed unit double glazed. New gas fired central heating. Off-street parking for two vehicles to the front. Popular residential area. Ideal first purchase. No onward chain. **EPC: B**



THORPE BAY £425,000

Four bedroom detached house situated in a cul-de-sac location in the Bournes Green Catchment. Entrance porch. Entrance hall. Lounge. Dining room. Kitchen/breakfast room. Ground floor cloakroom. Study. Master bedroom with en-suite. Family bathroom. West backing garden approx. 50'. Double garage. No onward chain. Immediate viewing advised. **EPC: D**



CLIFFTOWN CONSERVATION AREA £189,995

One bedroom upper ground floor apartment benefiting from impressive estuary views. Lounge. Bedroom. Kitchen. Breakfast room. Bathroom. Gas central heating. Part double glazed. Allocated parking space for one vehicle to the rear of the property. **EPC: F**



Conservation Area £164,995

Two bedroom top floor apartment. Lounge with bay window and feature fireplace. Modern fitted kitchen/breakfast room. Bathroom/w.c. Gas central heating via radiators. Private section of garden. Share of freehold interest. Ideal first time purchase or investment opportunity. **EPC: TBC**



Southchurch £174,995

Immaculate vacant three bedroom family house. Two reception rooms. Spacious newly fitted kitchen/breakfast room. Modern bathroom. Gas central heating. Double glazed throughout. Excellent buy to let investment. **EPC: F**



ROYAL TERRACE £525,000

Grade 2 listed Georgian twelve bedroom registered guesthouse with stunning sea views from the front elevation. Established family business trading over 20 years. Owner accommodation. Owners parking. Full gas fired central heating. Large double garage/workshop to rear suitable for either residential or commercial use, subject to planning application. Three star AA registered. **EPC: TBC**



PUBLIC NOTICE

Flat J Ness Court, 82 Ness Road, Shoeburyness, Essex, SS3 9DH. We are acting in the sale of the above property and have received an offer of £102,500 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.



Southend on Sea £69,995

Recently refurbished one bedroom two storey ground and first floor flat. First floor lounge/kitchen. Ground floor bedroom. Newly installed bathroom suite. Newly installed bathroom suite. Newly installed gas fired boiler (not tested). Rewired and replastered throughout including communal areas. South facing rear garden. Long lease. No onward chain. **EPC: F**



Southchurch Guide Price £129,995

Two bedroom purpose built apartment set within a well designed development along Southchurch Road. Lounge/kitchen. Quality fitted bathroom and en-suite. Double glazed throughout. Heating via electric convactor heating. Video entry phone system. Secure allocated parking. Lift service to all floors. Communal gardens. **EPC: D**



Shoeburyness £84,950

Three bedroom ground floor apartment in need of some modernisation and redecoration. Entrance hall. Lounge. Fitted kitchen. Bathroom/w.c. Gas central heating via radiators (not tested). Double glazed. Garden. Ideal first time purchase or investment opportunity. **EPC: C**



Southend on Sea £92,500

Purpose built one bedroom ground floor flat. Lounge overlooking gardens. Modern fitted kitchen with built-in oven & hob. Double bedroom. Bathroom. Double glazed. Economy 7 heating. Security entrance. Communal lawned gardens. Long lease. Lift. Private parking space. **EPC: B**



Southend on Sea £174,995

Three bedroom semi-detached house. Two reception rooms. Two bathrooms. Kitchen. Double glazed. Gas fired heating. Rear garden approximately 60'. Parking for two vehicles to the front. Close proximity of town centre & mainline railway station. **EPC: D**

LETTINGS



CANEWDON ROAD - £550 pcm

Newly refurbished ONE double bedroom first floor REAR flat close to both Westcliff and Victoria railway stations and Hamlet Court Road shops. Lounge. Newly fitted Kitchen with Garden access. Newly fitted shower room. Central Heating. Double Glazed. Bike Store. Parking. Available now. Unfurnished. No Pets. SS0 7NE. **EPC D**



VANTAGE COURT - £625 pcm

WATER RATES INCLUDED: Large IMMACULATE ONE double bedroom ground floor apartment located close to Prittlewell and Victoria railway stations. Security Entry System. Large Lounge with fitted Kitchen. Bathroom with shower. Communal Gardens. Parking. Available now. Unfurnished. No Pets. No Commercial Vehicles. SS2 5DX. **EPC C**



WOODFIELD PARK DRIVE - £675 pcm

Ground floor ONE double bedroom flat located close to Leigh Shops and Station and benefitting from a private garden. Lounge with bay window. modern fitted Kitchen. Modern shower room / WC. Central Heating. Small Conservatory. Private Garden. Available now. Unfurnished. No Pets. SS9 1LW. **EPC TBC**



SOUTH AVENUE - £695 pcm

Bay fronted TWO double bedroom house located within close proximity of Southend Town Centre and Victoria mainline railway stations. Lounge. Dining Room. Fitted Kitchen. Central Heating. Bathroom with shower. Double Glazed. Garden. Available now. Unfurnished. No Pets. SS2 5JA. **EPC D**



HIGH STREET - £595 pcm

TWO double bedroom ground floor flat close to East Beach and Shoebury mainline railway station. Lounge. Modern Kitchen. Central Heating. Part Double Glazed. Garden. Available now. Unfurnished. No Pets. SS3 9AS. **EPC D**



SAPPHIRE COURT - £700 pcm

TWO double bedroom seafront maisonette with Estuary views located close to Southchurch Park. Own Entrance Door. Lounge with balcony. Fitted Kitchen. Bathroom with Shower. Central Heating. Double Glazed. Available end February. Unfurnished. No Pets. SS1 2YP. **EPC C**



IMPERIAL COURT - £950 pcm

TWO bedroom first floor apartment offering panoramic Estuary views and located close to the Town Centre, Security Entrance. Lounge with Balcony. Modern Kitchen. Central Heating. Parking. Available now. Unfurnished. No Pets. SS0 7QL. **EPC D**



COTSWOLD ROAD - £625 pcm

Spacious TWO double bedroom first floor flat close to Westcliff mainline railway station and Hamlet Court Road shops and amenities. Large Lounge. Modern fitted Kitchen. Gas Central Heating. Private Section of rear Garden. Available early March. Unfurnished. No Pets. SS0 8AB. **EPC D**



CAPADOCIA STREET - £595 pcm

Located just off the seafront and close to Southchurch Park is this TWO double bedroom first floor flat. Lounge. Fitted Kitchen. Two double bedrooms. Central Heating. Available now. Unfurnished. No Pets. SS1 3AQ. **EPC D**



REGENTS COURT - £750 pcm

Large 1st floor TWO double bedroom apartment close to the seafront. Cliff Gardens and all amenities. Security Entrance. Large Lounge. Fitted Kitchen with appliances. Master Bedroom with en-suite. Central Heating. Double Glazed. Balcony. Parking. Communal Garden. Available mid March. Unfurnished. No Pets. **EPC B**



PRINCE AVENUE - £950 pcm

Large THREE double bedroom detached family house within easy access of the A127 and local schools. Lounge. Dining Room. Fitted Kitchen. Large rear garden. Garage. Off road parking. Available now. Unfurnished. No Pets. SS0 0NW. **EPC F**



BURNABY ROAD - £795 pcm

THREE bedroom family house just off the seafront and close to Southchurch Park. Lounge / Diner. Kitchen / Breakfast room. Double Glazed. Central Heating. Garden. Available Mid March. Unfurnished. No Pets. **EPC E**



Sales:
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Est 1959

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NEW INSTRUCTION
BILTON ROAD, HADLEIGH
£285,000

We are pleased to offer this detached 4 bedroom home within a desirable area of Hadleigh. This spacious property benefits from being tastefully decorated throughout and also having an attractive front and back garden. An internal viewing is highly recommended to appreciate this good size 4 bedroom family home which is within close proximity to schools and many local amenities.



REDUCED
HAZEL CLOSE, HADLEIGH
£254,995

A two double bedroom bungalow within a sought after and quiet residential area of Hadleigh. The property has been fully refurbished within the last year by the current vendor. Subject to planning and consent the property has great potential to add dormers to the roof and/or extend to the rear or add a conservatory to provide even larger living accommodation.



REDUCED

KENTS HILL ROAD, BENFLEET £220,000 OIRO

Semi detached 4 bedroom home within walking distance of Schools for all ages (KING JOHN CATCHMENT) and close proximity to TRANSPORT LINKS and local amenities. The property benefits from 4 good size bedrooms, LARGE KITCHEN, lounge diner, off street parking and an (approx) 70' garden.



REDUCED

DAWS HEATH ROAD, DAWS HEATH £264,995

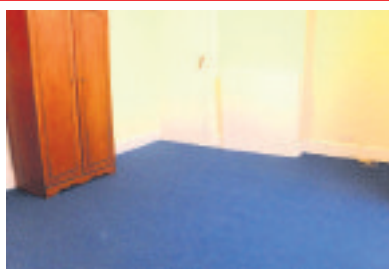
We are delighted to offer this 3 bedroom detached chalet style home occupying a corner plot within the desirable Daws Heath area. The property is ideally located for schools for all ages, local amenities, parks, woodland and local transport links. The home benefits from a large lounge/diner, downstairs cloakroom, 3 good size bedrooms (master with ensuite), family bathroom and double garage/workshop.



TO LET

LONDON ROAD, WESTCLIFF ON SEA £425.00 PCM

Conveniently located studio flat with separate kitchen diner area. Situated in Westcliff this second floor studio flat is a short distance from shops banks and the Westcliff train station. The property comprises of a large bedroom/living room, separate kitchen diner, shower room and off street parking.



TO LET

HILLWOOD GROVE, WICKFORD £875.00 PCM

A well presented, 3 bedroom family home within easy reach of Wickford High Street and Wickford train station. The property comprises of a spacious lounge diner with French doors leading out into the garden, a fitted kitchen, cloakroom, 2 good size double bedrooms, 1 fair size single room and a modern 3 piece bathroom. Outside there is an un-overlooked, part paved part laid lawn rear garden with a shed and to the front of the property is a large paved driveway with parking for up to 4 cars.



BUSINESS SALE

NEW - HOTEL/GUEST HOUSE (10) - CONSERVATION AREA, SOUTHEND-ON-SEA.
An attractive Victorian 3 storey house situated in the sought after conservation area, arranged and trading as a bed and breakfast business under the current ownership since 2006. Decorated and furnished to a good standard. 10 en suite letting bedrooms, all with television, tea and coffee making facilities etc. Reported takings IRO £72,000 pa based upon a 60% occupancy rate. 15 year lease, rent £30,000 pax. A rare opportunity not to be missed. **Price £59,950 Leasehold. Ref. H4621E**



FOR SALE

NEW PRICE - FREEHOLD SHOP 891 SQ. FT. STORE 293 SQ. FT. + 3 BED FLAT - SOUTHCHURCH ROAD, SOUTHEND-ON-SEA. Good trading position near Boots, Sainsburys Local, Tesco Express Extra and The White Horse Public House. On a busy road leading to Thorpe Bay and Shoeburyness. Benefits from good bus links and within a mixed residential and commercial area. Vacant possession of shop from April 2013. Self contained store let upon a 2 year agreement @ £2,400 pa with potential to convert to a bedsit (STP). Self contained flat let @ £6,600 pa. **Price £180,000 Freehold. Ref. V4609E**

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Rayleigh

Connells

Rayleigh

£425,000

Rayleigh

£191,995



Connells are delighted to offer this rarely available large semi detached three bedroom family home in a sought after location. Groundfloor cloakroom, en-suite to master bedroom and family bathroom. Garage and ample off road parking. Views over woodland to rear. NO ONWARD CHAIN. Energy Rating:TBC

Connells are pleased to offer for sale this two bedroom semi detached bungalow. Property falls within the FitzWimarc School catchment, and is close to High Street and railway station. Property benefits from off street parking for two cars, conservatory, 55ft rear garden. Energy rating TBC

Hockley

£249,995



Connells are pleased to offer for sale this completely refurbished semi detached bungalow, set on this popular road in Hockley/Hawke. Property benefits from three bedrooms, modern fitted kitchen, new bathroom, new carpets and a detached garage and ample off street parking. Energy Rating TBC

**DISCOUNTED FEES
& INCENTIVES
AVAILABLE FOR
ANY NEW VENDORS
THAT INSTRUCT
CONNELLS TODAY***

Southend-On-Sea

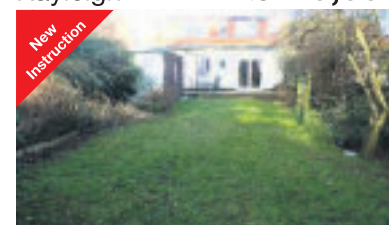
£159,995



Connells are pleased to offer for sale this three bedroom semi detached bungalow in need of updating. Set on a quiet road this property is being offered with NO ONWARD CHAIN. Good access to all local amenities and bus routes. This property has lounge, dining room and a 15ft kitchen. Energy Rating E

Rayleigh

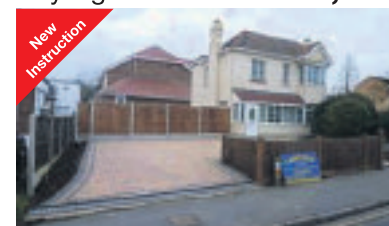
£240,000



Connells are delighted to offer for sale this large semi detached chalet style bungalow set on a quiet road within close proximity to Town Centre and Station. Property benefits from three bedrooms, two reception rooms large rear garden and ample off street parking. NO ONWARD CHAIN. Energy rating D

Rayleigh

£264,995



Connells are delighted to offer this newly refurbished three bedroom detached house, within easy access to all amenities and good travel connections. Property benefits new kitchen, bathroom and new carpets throughout. Blocked paved frontage offering ample off street parking. NO ONWARD CHAIN. EPC: F

Rayleigh

£235,000



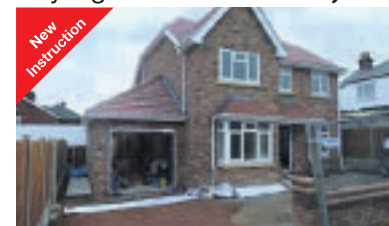
Connells of Rayleigh are pleased to offer for sale this unique three bedroom, three reception semi-detached house, set very close to Rayleigh town centre and within very easy walking distance to the train station. CALL NOW TO VIEW, DO NOT MISS OUT!!!



*If you have instructed another agent the terms and conditions of those instructions must be considered to avoid a possible liability to pay two commissions in addition to any withdrawal fees or disbursements.

Rayleigh

£485,000



This newly built family home offers versatile living accommodation comprising of, four bedrooms, two reception rooms, study, kitchen/breakfast room, two en-suite, groundfloor cloakroom and family bathroom. There is a garage and ample off road parking. Viewing recommended. Energy Rating TBC

Hockley

£450,000

Hockley

£335,000



Connells are delighted to offer for sale this detached executive style family home with four bedrooms, three reception rooms, kitchen with separate utility room. There are en-suites to three bedrooms and a family bathroom. There is a double length garage and ample off street parking. Energy Rating D

Connells of Rayleigh are pleased to offer for sale this very large four bedroom semi-detached house situated in this semi-rural location backing on horses fields within easy access to all routes i.e. the A127 & A130. Can be offered CHAIN FREE. CALL NOW TO VIEW!!!

01268 777 767

113/115 High Street Rayleigh CM12 9BT

rayleigh@connells.co.uk



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THUNDERSLEY

£280,000



Large Garden



Attractive, Well Presented Four Bedroom Semi Detached Family Home \ Sought After Location \ Large Lounge/Diner 33'1 x 13'5 Narrowing To 9'10 \ Modern Kitchen/Breakfast Room 31'4 x 9'7 \ Ground Floor W.c \ Ground Floor Bedroom One 13'1 x 12'10 With Dressing Room And En-Suite \ Bedroom Two 12'11 x 10'4 \ Bedroom Three 12'9 x 9'4 \ Bedroom Four 9'8 x 6'9 \ Three Piece Bathroom Suite \ Good Size Garden \ Off Street Parking \ Well Maintained Accommodation \ Double Glazed Throughout \ Within Walking Distance Of Local Shops And Thundersley Common \ Viewings Essential \ Call 01702 555888

HADLEIGH

£280,000



OPEN HOME



OPEN HOME THIS SATURDAY 23RD FEBRUARY 11AM - 1PM. 32 ST. MARKS ROAD, HADLEIGH, ESSEX, SS7 2PU. JUST TURN UP! Three Bedroom Detached Chalet \ Lounge/Diner Overall Size 30'9 x 11'5 Split as Follows: Lounge 13'3 x 11'5 \ Dining Room 16'4 x 10'4 \ Cloakroom \ Kitchen 16'5 x 7'4 \ First Floor Master Bedroom One 20'2 x 16'10 \ Bedroom Two 12'1 x 11'10 \ Bedroom Three 10'11 x 10'10 \ Bathroom \ 100ft Rear Garden \ Detached Garage \ Off Street Parking \ Sole Agents \ Viewing Advised \ King John Catchment \ Minutes' Walk Of Country Park \ Close To Town Centre \ Sole Agents \ Call 01702 555888

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THUNDERSLEY

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HADLEIGH

£280,000



OPEN HOME



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Kelso Close, RAYLEIGH

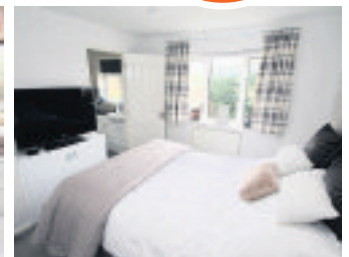
£399,995



Magnificent Four Bedroom Detached Family House \ Set Within Prestigious Location \ Quick Sale Possible \ Spacious Accommodation \ Ground Floor Cloakroom \ Lounge 25'11 X 12'0 \ Dining Room 13'0 X 10'11 \ Kitchen 10'11 X 9'0 \ Utility Room 6'0 X 5'0 \ Bedroom One 14'0 X 12'11 With En-Suite Shower Room \ Bedroom Two 12'0 X 10'0 \ Bedroom Three 12'0 X 9'0 \ Bedroom Four 10'0 X 7'0 \ Family Bathroom \ Garage & Off Street Parking \ Double Glazed \ Must Be Viewed \ Call 01268 742742 \

Downhall Park Way, Rayleigh

£295,000



Fantastic three bedroom detached property \ Lounge with feature fireplace \ Separate dining room \ Modern fitted kitchen \ Double bedrooms with quality bedroom furniture \ En-suite to master \ Luxury bathroom suites and fittings \ Attractive garden \ Overlooking local Countryside \ Double glazed windows \ Garage and block paved parking area \ Utility Room \ Easy distance of Rayleigh Train Station into Liverpool Street & Asda at Rawreth Lane Must be viewed \ Call 01268 742742

Canvey Island \

£220,000



Four bedroom detached family home \ Bold corner position \ Well presented spacious living accommodation \ Large Kitch/Dining Room \ Radiators \ Attractive rear garden and detached garage \ Close to Leigh Beck School \ Short walk to shopping centre at Canvey Point & Canvey Heights County Park \ Well priced to attract quick sale \ Call 01268 742742

BUSINESS SALE \

CAFE/BAKERY



High turnover Cafe/Bakery business \ Genuine sale due to impending retirement \ A3 catering licence \ Huge potential to utilise very spacious premises \ fully equipped commercial kitchen \ Outside garden eating area with scope for 40 plus covers \ 40 covers inside \ Scope to extend opening hours to capture profitable evening Bistrot market \ Accounts available \ POA \ Call 01268 742742

BUSINESS SALE

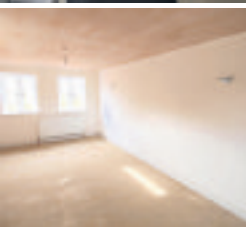
FISH & CHIP SHOP



Very well presented Fish & Chip shop business \ Fully equipped and recently refurbished to high standard \ All equipment owned and included in sale \ Consistent turnover figures \ Would suit hard working husband and wife team \ Busy parade of shops with free parking outside \ Long secure lease at competitive level \ Reluctant sale due to other business commitments \ POA \ Call 01268 742742

Hadleigh

£1450 pcm



Brand New Four Bedroom Detached House / Lounge/Diner 31'3 x 11'1 / Kitchen 13'0 x 7'11 / Utility Room 7'11 x 5'0 / Ground Floor Cloakroom / Bedroom One 14'5 x 10'6 With Ensuite Shower Room / Bedroom Two 13'9 x 10'5 With Ensuite Shower Room / Bedroom Three 12'4 x 9'7 / Bedroom Four 12'7 x 9'1 / Family Bathroom / Garage / Garden With Patio Area / Call 01702 555888

Benfleet

£1250 pcm



Four Bedroom Semi Detached House / Kitchen 13'2 x 12'1 With Oven & Gas Hob / Lounge 13'2 x 12'1 With Feature Fireplace / Dining Room 16'9 x 11'9 / Cloakroom / Conservatory 19'1 x 13'1 / Four Piece Bathroom Suite / Bedroom One 16'5 x 11'0 / Bedroom Two 13'7 x 12'0 / Bedroom Three 18'9 x 11'7 / Bedroom Four 7'6 x 5'1 / Large Garden With Patio Area / Double Garage With Power / Call 01702 555888

Leigh on Sea

£1100 pcm



Four Bedroom Semi Detached House / Fitted Kitchen 14'2 x 8'10 With A Range Cooker, Integrated Appliances / Lounge 18'11 x 13'3 / Dining Room 14'11 x 13'5 / Luxury Four Piece Bathroom Suite / Bedroom One 11'11 x 10'10 / Bedroom Two 11'4 x 10'4 / Bedroom Three 13'6 x 10'9 / Bedroom Four 9'2 x 8'8 / Well Maintained Rear Garden / Garage To Rear / Call 01702 555888

Benfleet

£825 pcm



Totally Refurbished Two Bedroom Semi Detached Bungalow / Kitchen 8'10 x 7'10 With Oven & Gas Hob / Lounge 17'5 x 9'10 / Conservatory 17'1 x 9'4 / Bedroom One 14'3 x 9'11 / Bedroom Two 8'11 x 8'5 / Shower Room / Low Maintenance Rear Garden / Quiet Yet Convenient Location / Double Glazed / Gas Central Heating / Call 01702 555888

Thundersley

£795 pcm



Attractive Two Bedroom Semi Detached Bungalow / Good Size Lounge With Patio Doors To Conservatory / UPVC Double Glazed Conservatory To Rear / Two Double Bedrooms / Three Piece Bathroom Suite / Kitchen With Washing Machine To Remain / Detached Garage & Further Parking / Call 01702 555888

Basildon

£750 pcm



Two Bedroom Terraced House / Modern Fitted Kitchen 7'6 x 5'5 With Electric Oven & Gas Hob / Dining Area 10'0 x 7'0 / Lounge 18'1 x 11'8 With Laminated Flooring / White Three Piece Bathroom Suite With Shower Above Bath / Bedroom One 11'8 x 10'8 / Bedroom Two 10'6 x 10'5 / Good Size Rear Garden / Off Street Parking / Call 01702 555888

Hadleigh

£550 pcm



One Bedroom Ground Floor Flat / Fitted Kitchen 12'7 x 6'5 With Gas Oven & Hob / Lounge 17'9 x 10'9 / Bedroom One 12'6 x 10'10 / Curtains & Blinds To Remain / Three Piece Bathroom Suite With Shower Above Bath / Communal Garden / Call 01702 555888

Hadleigh - t: 01702 555 888

Rayleigh - t: 01268 742 742

www.amosestates.com

team



01702 470044

48 Broadway, Leigh-on-Sea, Essex SS9 1AG

Fax: 01702 716956

Email: rvhall@btconnect.com

R. V. Hall

& company



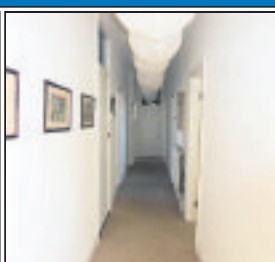
Leigh on Sea £319,995

STAMP DUTY PAID! As New. A 3 Bedroom Detached Bungalow that has been fully modernised to an exceptionally high standard, situated in a convenient residential location close to excellent local amenities. An interior inspection is required to fully appreciate the many attractive features. Early Vacant Possession.



Westcliff-on-Sea £135,000

Excellent Value. A realistically priced first and second floor maisonette offering good sized accommodation and ideally situated within comfortable walking distance of Westcliff main line station and sea front. The property has been well maintained throughout and early viewing is advised.



Leigh-on-Sea £255,000

Occupying the entire second floor of this popular block is this spacious 3 Double Bedroomed flat that has been well maintained throughout and offers many attractive features. The property is situated south of the A13 within comfortable walking distance of Chalkwell Station and local shops.



Leigh on Sea £365,000

Situated on the popular Highlands Estate within walking distance of Leigh Old Town and Station A Detached 4 bedroomed family house offering deceptively spacious accommodation. The property is within the Westleigh Schools catchment area whilst local shops are close to hand. Early vacant possession



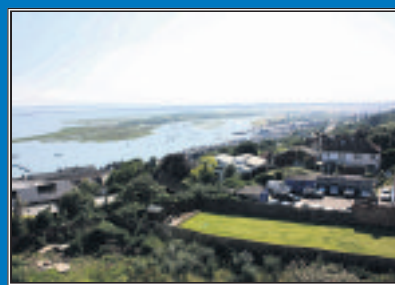
Leigh on Sea £295,000

Rare Opportunity. A large 3 Bedroom Detached Bungalow requiring modernisation and situated in a favourable position on the popular Belfairs Estate. The property has the benefit of a wide, 80' deep, south backing garden. Local shops, buses and Belfairs Woods/Golf Course are within walking distance



Leigh-on-Sea £1300pcm

We are pleased to offer this large 4 Bedroom Semi Detached Bungalow having had extensive redecoration and modernisation in a sought-after area to rent. Property consists of 4 double bedrooms, large kitchen / diner, 2 family bathrooms, off street parking and only minutes from the Broadway.



Leigh on Sea £279,995

Located in the heart of Leigh on Sea A purpose built 5th floor 3 bedroomed flat in this sought after 1930's block offering views of the Thames Estuary and within walking distance of Broadway amenities and mainline station. The property has been modernised throughout and maintained in excellent order.



Westcliff on Sea £179,995

A Spacious 3 Bedroomed family house requiring some modernisation offering attractive features and realistically priced to effect an early sale. The property is situated close to all amenities and within 3/4 mile of Westcliff main line station. Early viewing advised.



Leigh on Sea £399,995

Situated close to Chalkwell Park and within walking distance of Sea Front and Station A 3 Double Bedroomed detached house that has been well maintained throughout offering many attractive features. The property is within the Chalkwell Schools area and close to Leigh Road shopping facilities.

team

teamprop.co.uk

TOWN & COUNTRY

1348 London Road, Leigh-on-Sea, Essex SS9 2UH

Tel: (01702) 713255

Licensed Estate Agent For Leigh-on-sea and South East Essex

townandcountryssex.co.uk

A Member Of Team



South Leigh £215,000

Large first floor flat with very useful 2nd floor attic room used as a third bedroom by the current owner. Two further bedrooms, spacious lounge with lovely feature fireplace. Cast iron fireplaces to the bedrooms, spacious luxury fitted kitchen, gas c/h, own private rear garden with decking patio. HIGHLY SOUGHT AFTER SOUTH LEIGH LOCATION WALKING DISTANCE TO CHALKWELL STATION AND LEIGH ROAD/BROADWAY SHOPS.



Westcliff price on application

Details just received, delightful Edwardian house with two Double Bedrooms, superb Open Plan Lounge and Dining Area, modern Fitted Kitchen with oven and hob and separate Utility Area, Victorian style Bathroom, cGas Central Heating, double Glazing, 55' approx west facing Rear Garden.



Leigh £189,950

A spacious Three bedroom family house situated in a popular and convenient location walking distance of excellent local schools and Blenheim Park. The property is available with immediate vacant possession and keys are held by Town and Country for viewing. Three bedrooms, spacious lounge, large open plan kitchen and dining room, utility room, bathroom and separate w. c., double glazing and gas c/h ref etl5081



Leigh-on-sea £595,000

A most impressive 5 bedroom detached character house in a highly desirable location with a very large south westerly facing plot and a superb 47' x 160' rear garden backing directly on to woodland. 11' x 25' garage with in and out driveway, Lounge and separate dining room both with feature fireplaces, study/ tv room, 18'6 x 18' kitchen/ breakfast room, utility room, cloaks/ w.c. and shower room, 18'6 x 13' conservatory, large luxury en suite bathroom to master bedroom. No onward chain. ref etl5010



Leigh-on-sea £275,000

Fully detached VACANT bungalow in popular and convenient location, 80' approx west facing garden, spacious lounge, plus dining area (originally a 3rd bedroom) two further bedrooms, good size fitted kitchen, bathroom/ w.c., keys available for viewing ref etl5091



Westcliff £259,000

KEYS AVAILABLE TO VIEW this fully detached Three bedroom Bungalow occupying a large plot with a superb 100' rear garden, two workshops, and a very impressive full width, covered decking terrace. En suite shower room to master bedroom, further main bathroom, a spacious 14'5 x 12'2 fitted kitchen/ breakfast room overlooking the rear garden, attractive lounge with feature fireplace, gas c/h, upvc double glazing, no- onward chain ref etl5056



Marine Estate borders, Leigh £365,000

An impressive detached character Bungalow backing on to the MARINE ESTATE walking distance of Leigh Station, local shops, Westleigh Schools and Belfairs golf course. Large detached garage, delightful south facing garden, 29'6 x 13' Lounge with feature fireplace, 17'4 x 10'8 dining room with feature fireplace, fitted kitchen. bathroom and shower room two double bedrooms. There are also first floor attic rooms approached by a staircase which the present owner uses as further accommodation.



Walking distance of Station £155,000

Stunning two double bedroom apartment with views across The Victory Park, walking distance of Prittlewell station and perfectly placed for SOUTHEND AIRPORT, GARAGE, spacious elegant lounge, 17'6 x 8'7 beautifully fitted kitchen/ diner, gas central heating, double glazing, luxury bathroom, early viewing advised ref etl5092



Leigh £299,995

A fully detached four bedroom chalet style family home situated in this favoured location close to Bonchurch Park and within walking distance of Leigh Broadway. Leigh mainline station is also approximately 1.2 miles away. Four bedrooms, bathroom and separate shower room, spacious lounge, 18' x 12' open plan kitchen and dining room, WEST FACING GARDEN. Applicants able to proceed only please ref etl5025



Large 2 bedroom flat with garden and parking for 3 cars, Leigh £159,995

A large two bedroom flat making up the whole first floor of this detached building, own west facing garden, driveway with parking for 3 cars, gas c/h and double glazing, 16' x 14'2 superb lounge with feature fireplace, 10' x 9'2 fitted kitchen, modern bathroom with shower, early viewing advised, no onward chain.

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RAYLEIGH £159,995

RETIRE IN STYLE We are delighted to offer for sale this two bedroom retirement apartment situated within this modern complex just a short walk from Rayleigh Town and Station. The property is maintained to a high standard throughout and has the added benefit of having no onward chain.



RAYLEIGH £950 PCM

Three Bedroom Link Detached House Situated In A Cul-De-Sac Of A Popular Residential Area & Within Fitzwimarc School Catchment. *Lounge *Kitchen/Diner *Utility Room *Cloakroom *Conservatory *Three Bedrooms *Bathroom *Garage *Garden *Double Glazed Windows *Gas Central Heating *Available Now*



RAYLEIGH £210,000

"D.I.Y ENTHUSIAST REQUIRED!" A three bedroom semi detached chalet ideally situated for Rayleigh Station which although REQUIRES MODERNISATION in our opinion offers excellent value for money * TWO RECEPTION ROOMS* CONSERVATORY* NO ONWARD CHAIN* KEYS HELD FOR IMMEDIATE VIEWING!"



EASTWOOD £124,995

A TWO DOUBLE BEDROOM RETIREMENT APARTMENT IN A PURPOSE BUILT WARDEN CONTROLLED COMPLEX CLOSE TO LOCAL SHOPS & AMENITIES. COMMUNAL FACILITIES INCLUDE LOUNGE AND KITCHEN AREA, LAUNDRY ROOM WITH MACHINES AND DRYERS, LIFTS TO ALL FLOORS AND VISITOR PARKING. NO ONWARD CHAIN. MUST BE VIEWED!



RAYLEIGH £248,000

*** THIS IS HUGE! *** THREE / FOUR BEDROOMS *** TWO/THREE RECEPTION ROOMS *** 16'9 KITCHEN / BREAKFAST ROOM *** GROUND FLOOR BATHROOM PLUS FIRST FLOOR SHOWER ROOM *** This home is ideally located for Rayleigh Town and Station and offers in our opinion super family accommodation. NO ONWARD CHAIN!



RAYLEIGH £224,995

THIS IS BIG! ***THREE/ FOUR BEDROOMS,* 19' LOUNGE,* 18' DINING ROOM,* IMPRESSIVE KITCHEN,* DELIGHTFUL SOUTH FACING AND TOTALLY SECLUDED REAR GARDEN.** This spacious home has far too many features to list here AND is only a few minutes' walk from Rayleigh Town and Station.



HULLBRIDGE OIEO £200,000

"DECEPTIVELY SPACIOUS BUNGALOW WITH STUNNING VIEWS ACROSS OPEN COUNTRYSIDE" Situated in this popular village location, we are pleased to offer for sale this two bedroom bungalow which features *FITTED KITCHEN* 19' LOUNGE* 20'5 SUN LOUNGE AND MUCH MORE* Keys are held for immediate viewing!



RAYLEIGH £284,995

*** ABSOLUTELY STUNNING *** This three bedroom town house was built less than two years ago and has been vastly improved by the current owner. ** LUXURY FITTED KITCHEN** GROUND FLOOR W.C** EN-SUITE TO MASTER BEDROOM ** DELIGHTFUL SECLUDED MAINTENANCE FREE GARDEN** NO CHAIN **



RAYLEIGH £245,000

A superbly maintained three bedroom detached home situated on the edge of Rayleigh Nature Reserve. As well as having stunning far reaching views the property benefits from having superb living accommodation as well as planning permission to extend further.



RAYLEIGH £395,000

* LOOK!!! A BYFORD CHALET IN ONE OF RAYLEIGH'S MOST SOUGHT AFTER TURNINGS!!! An extended and vastly improved home with stunning views to the rear across playing fields. * THREE / FOUR BEDROOMS * ONE/ TWO RECEPTION ROOMS* CONSERVATORY * FITTED KITCHEN & BREAKFAST ROOM & UTILITY ROOM AND MUCH MORE!



RAYLEIGH £340,000

*** YOU'VE GOT TO SEE THIS BUNGALOW - IT'S STUNNING! *** Situated at the end of a highly regarded cul - de - sac, this home has been superbly maintained and features * THREE BEDROOMS * STUNNING FITTED KITCHEN * LUXURY SHOWER ROOM* SEPARATE CLOAKROOM* This home is a real find.



RAYLEIGH £725 PCM

THE RONA PARTNERSHIP ARE PLEASED TO OFFER TO LET THIS IMMACULATE TWO BEDROOM FIRST FLOOR FLAT BENEFITING FROM HAVING TWO DOUBLE BEDROOMS, DOUBLE GLAZING AND RESIDENTS PARKING. EARLIEST APPOINTMENT TO VIEW ADVISED TO AVOID DISAPPOINTMENT.



HULLBRIDGE £950 PCM

The Rona Partnership are pleased to offer for rent this spacious THREE Bedroom Detached Bungalow in the popular location of Hullbridge. The property benefits from off street parking and a good size rear garden. Available Soon.



RAYLEIGH £695 PCM

THE RONA PARTNERSHIP ARE PLEASED TO OFFER FOR LET THIS SPACIOUS TWO BEDROOM FIRST FLOOR FLAT WHICH IS AVAILABLE SOON. ITS IDEALLY LOCATED FOR RAYLEIGH TOWN AND STATION AND WE STRONGLY RECOMMEND AN INTERNAL VIEWING.



WESTCLIFF-ON-SEA £875 PCM

WE ARE DELIGHTED TO OFFER FOR RENT THIS REFURBISHED TWO BEDROOM HOME SITUATED IN A POPULAR LOCATION AND FEATURING TWO DOUBLE BEDROOMS, MODERN BATHROOM WITH SEPARATE SHOWER, IMPRESSIVE FITTED KITCHEN AND MUCH MORE. THE PROPERTY IS AVAILABLE SHORTLY TO WORKING TENANTS ONLY!



HOCKLEY £775 PCM

We are pleased to offer for let this spacious three bedroom maisonette situated in this convenient location close to Shops & Station. This property benefits from having a spacious lounge, three double bedrooms, own parking space and much more. Keys held for immediate viewings!

team

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www.sheadestates.com



Hockley £450,000



- Third Acre Plot
- Four Bedrooms
- Extended Accom.
- 2/3 Reception Rooms
- Bed 5/Annexe
- Ample Parking
- Delightful Garden
- Sun Terrace
- Close Local Amenities
- Ref: ESH1594

Hockley £235,000



- Extended Living Accom.
- Two Reception Rooms
- Excellent condition
- Modern Fitted Kitchen
- 2/3 Bedrooms
- Detached Garage
- Low Maintenance Garden
- Close Station/Shops
- Viewing Strongly Advised
- Ref: ESH1588

Hockley £250,000



- Favoured Location
- Three Bedrooms
- Spacious Accom.
- G/Floor Cloakroom
- Two Reception Rooms
- Detached Garage
- Secluded Garden
- Close Station/Schools
- No Onward Chain
- Ref: ESH1592

HOCKLEY £143,000



- Immaculate Cond.
- Purpose Built
- Own Entrance Hall
- Open Plan Lounge
- and Kitchen Diner
- Double Bedroom
- Allocated Parking
- Gas Central Heating
- Close Shops/Station
- Ref: ESH1538

Hockley £270,000



- Semi Rural Location
- Large Secluded Garden
- 4 Bedrooms
- 2 Reception Rooms
- Separate Shower Room
- UPVC Double Glazing
- Extended Accom.
- Near Clements Hall
- Quiet Location
- Ref: ESH1595

Hockley £317,995



- Sought After Location
- Extensively Modernised
- Spacious Lounge
- New Kit/breakfast room
- Two Large Bedrooms
- New Bathroom Suite
- UPvc Double-glazing
- Close village centre
- No Onward Chain
- Ref: ESH1566

Hawkwell £279,995



- Picturesque Countryside
- Superb Conservatory
- Lounge
- Fitted kitchen
- Gas Heating
- Two Double Bedrooms
- Bath/W.C
- UPvc Double Glazing
- Detached Garage
- 140' Secluded Garden
- Ref: ESH1535

Hockley £339,950



- Large Reception Rooms
- Fitted Kitchen/Breakfast Room
- Range Cooker
- Cloaks/Shower Room
- Four Bedrooms
- Delightful Secluded Garden
- Log Cabin/Hot Tub
- Wide Corner Plot
- Close Mainline Station
- Ref: ESH1581

Hockley £475,000



- Exceptionally spacious
- Three Reception Rooms
- Kitchen/Breakfast Room
- Five Bedrooms
- Detached Garage
- Ample Parking
- Large Garden
- Swimming Pool
- Close Hockley Woods
- Ref: ESH1586

Hockley £237,500



- Modernised Throughout
- Spacious Lounge
- New Fitted Kitchen
- Two Bedrooms
- New Bathroom Suite
- Detached Garage
- Space for Caravan
- South Facing Garden
- No Onward Chain
- Ref: ESH1583

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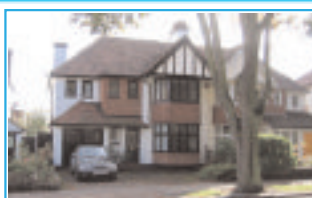
HOBLEYTHICK LANE, WESTCLIFF £295,000

Character, Spacious Semi Detached House, 3 Bedrooms, Loft Room, Extended Lounge/Diner, Separate Lounge, Excellent Fitted Kitchen, Large Garden, Garage, Parking, EER, D.



CHALKWELL HALL ESTATE £240,000

Immaculate Ground Floor Flat. Situated in sought after area. 2 Bedrooms, Lounge/Diner, Fitted Kitchen, Garage, Must Be Viewed, EER, C.



WESTCLIFF £360,000

Spacious Character 4 Bed Semi Detached House, 2 Reception Rooms, Large Kitchen/Diner, Cloakroom, Bathroom separate WC, Secluded Garden, Garage, Must Be Viewed, EER, E.



CLOSE CHALKWELL PARK £193,000

Excellent Mid Terraced House, Sought After Area, 2 Bedrooms, 2 Reception Rooms, Kitchen, Must Be Viewed, ERR, D.



WESTCLIFF £225,000

Excellent Semi Detached House, 3 Bedrooms, 2 Reception Rooms, Kitchen, Large Garden, Hard Standing for two vehicles, Recommended, ERR, E.



WESTCLIFF £249,950

Character, 3 Bedroom Semi Detached House, Sought After Area, 2 Reception Rooms, In Need of Re-furbishment, Garage and Additional Parking, ERR, G.



LEIGH £184,995

Semi Detached Bungalow, Convenient for Belfairs Park, 2 Bedrooms, Lounge, Fitted Kitchen/Diner, Dining Area, Parking, EER, D.



LEIGH £220,000

Character Detached Bungalow, 2 Bedrooms, Lounge, Fitted Kitchen/Diner, Garage, Recommended, EER, D.



CHALKWELL HALL ESTATE £85,000-£90,000

Excellent Ground Floor Retirement Apartment, Sought after area, Lounge/Diner, Fitted Kitchen, Bedroom, Bathroom/WC, Communal Lounge, Laundry Room, Garden, EER, E.



WESTCLIFF £229,950

Immaculate Semi Detached House, Must Be Viewed, 3 Bedrooms, Superb Galley Kitchen, Dining Area, Morning Area, Parking, Recommended, EER, D.



CLOSE CHALKWELL PARK £232,000

Character 3 Bedroom Mid Terraced House, Lounge, Dining Room, Fitted Kitchen, Recommended, EER, D.



WESTCLIFF £250,000

Delightful, Semi Detached Chalet, 3 Bedrooms, Large Through Lounge, Fitted Kitchen/Diner, Integral Garage, Recommended, EER, C.



KINGSWELL WESTCLIFF £115,000

Second Floor Retirement Apartment, Sought After Location, Lounge/Diner, Fitted Kitchen, Double Bedroom, Recommended, EER, C.



CLOSE CHALKWELL PARK £215,000

Spacious Character Mid Terraced House, 3 Bedrooms, Lounge, Large Kitchen/Diner, Study, Must Be Viewed, EER, D.



WESTCLIFF £299,500

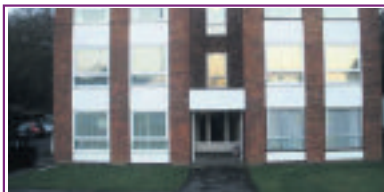
Delightful, Spacious 4/5 bedroom Semi Detached House, Lounge, Dining Room, Morning Room, Large Fitted Kitchen, Bathroom/WC and Separate WC, Parking for two vehicles, EER, D.

LIBERTY Lettings



Lenham Way, PITSEA £850 PCM

Liberty Lettings are Delighted to offer To Let this Immaculate 2 Bedroom Mid Terrace House, Located in a Beautiful and Quiet Cul-de-sac with Own Garden, Brand New Kitchen, Garage, Newly Decorated Throughout to a High Standard, Off Road Parking for 2 Cars Call for Viewings Now on 01268 756818



Oak Court, HADLEIGH £675 pcm

Liberty Lettings are delighted to offer for let this excellent 2 double bedroom Ground Floor Flat, Popular Location Backing Woodland, Off Street Parking, Modern Kitchen & Bathroom, Double Glazing, Central Heating, Laminated Flooring, Off Street Parking, Close To All Local Amenities. AVAILABLE NOW



Jacobs Court, BENFLEET £650 pcm

Liberty Lettings are delighted to offer this Beautifully Well Presented 1 Bedroom Apartment, Prime high street location within walking distance to Benfleet Train Station, Off Street Parking, Gas Central Heated, Close to Local Amenities Please Call Liberty Lettings on 01268 756818 for Viewings



High Road, BENFLEET £650 pcm

Liberty Lettings are delighted to offer for let this spacious 1 double bedroom flat, large lounge with dining area. Newly decorated and carpeted throughout. A stone's throw from Benfleet station. Kitchen & Bathroom, Off Street Parking, Own Garage. MUST BE SEEN AVAILABLE NOW



London Road, BENFLEET £695 pcm

Liberty Lettings are delighted to offer to let this very spacious 2 Bedroom Large Double Bedroom Top Floor Apartment, Newly Decorated throughout, Close to Local Amenities, Gas Central Heating, Double Glazed Windows, Viewings are Highly Recommended AVAILABLE NOW Call Liberty Lettings Now



Nevada Road, CANVEY ISLAND £650 pcm

Liberty Lettings are delighted to offer for rent this one bedroom neutral yet well presented detached bungalow. Benefiting from pleasant rear garden, conveniently located for local bus routes and amenities. We strongly urge early viewings and these can be arranged by calling 01268 756818.

199 High Road, Benfleet Essex SS7 5HY

01268 756818

Mobile: 07776 238 823 E: mark@libertylettings.co.uk

ASK THE AGENT ALAN KIRKMAN



ALAN KIRKMAN is Director of Essex TEAM - part of the UK's largest branded network of independent estate agents, with 50 computer-linked offices across the county and 500 more nationwide. Managing Director of Tudor Estates in Southend, Alan has been an Estate Agent for over 25 years.

Q. I called in to see my agent this week and found a member of staff removing the Office of Fair Trading logo from the shop window. What's going on?

A. What has happened is this. In common with similar bodies in other industries, The Property Ombudsman scheme - which provides both sellers and buyers with access to a free, fair, and independent complaints arbitration service - operates a Code of Conduct which up to now has been officially approved by the OFT. This gave agents like yours, who have signed up to the code, the right to use the 'OFT Approved' logo.

Now, however, for reasons best known to the powers that be, it has been decided that the OFT will cease its Consumer Codes Approval Scheme from 31st March. As a result, the right to display the logo is being withdrawn from that date. Your agent is simply being particularly conscientious in removing it well in advance.

From April 1st (yes, I know what you're thinking!) responsibility for approving such codes of conduct will pass to the Trading Standards Institute. Again, don't ask me why. But in any case, the TSI hasn't yet got around to deciding how the new system is actually going to work - let alone devising an appropriate logo for it!

In view of this, you might expect the TSI to give agents who are signed up to The Property Ombudsman's code of conduct a reasonable period of grace before the old OFT-approved logo must be removed. Not a bit of it! Instead, the TSI is insisting that all trace of the old logo - not to mention any reference to the OFT on stationery or other printed documentation - must be completely eradicated by the April 1st deadline. The result: agents up and down the country will be forced to remove the OFT logo without being able to replace it with anything else - thereby not only incurring the expense of having to reprint all their documentation at least once this year, but also causing entirely avoidable concern to customers like yourself!

Of course, from the public's perspective, the only thing that really matters is whether all this means any diminution in the degree of protection that The Property Ombudsman offers? And fortunately, the answer here is a resounding No!

leigh brook mews



PAVILION DRIVE • LEIGH-ON-SEA • ESSEX

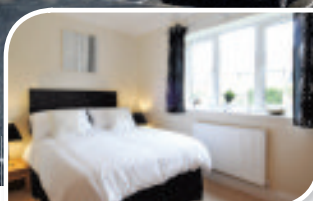
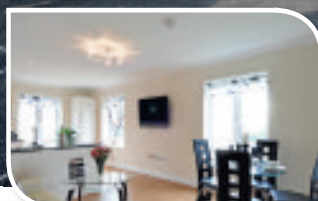


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Bellway

Buckhurst Hill £1000 pcm



Luxury 2 double bedroom unfurnished flat in gated complex with well kept grounds. Off street parking and garage. Outside washing lines, immaculate throughout. Luxury kitchen with fridge freezer, fitted oven and ceramic hob, dishwasher and washing machine. Luxury bathroom, top quality wood flooring throughout. 2 minute walk from Central line station. A true gem of a flat.

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CONDITIONS OF ACCEPTANCE FOR ALL ADVERTISEMENTS

Orders are accepted by the Publishers subject to the Standard Conditions agreed between the Newspaper Society and the Institute of Practitioners in Advertising. Save that:

1. Advertisements are accepted on the conditions that (a) descriptions relating to goods are accurate and in no way contravene the provisions of the Trade Descriptions Act 1968, and the Fair Trading Act 1973, and (b) the copy complies with the British Code of Advertising Practice. Advertisements offering credit or hire facilities must conform to the Consumer Credit (Advertisements) Regulations 1980.
2. 'Classified' Advertisers offering goods or service of a business, commercial or trade nature will, at the discretion of the Publishers, be deemed 'Trade Advertisers', and as such, must include their names in advertisements. A telephone number is an optional addition to these requirements and not an alternative.

To comply with the Business Advertisements (Disclosure) Order 1977, Trade Advertisers must make it clear that they are selling goods in the course of business either by content, format, size or place of the advertisement or by including words such as 'trade', 'dealer', 'agent', 'wholesaler', '(T)' etc. in the advertisement.

3. The Publishers accept no liability whatsoever for any loss or damage however caused arising out of:
 - (a) Any error, inaccuracy or omission in the printing or publishing of any advertisement;
 - (b) Any failure to publish an advertisement on the day / date or day / dates specified by the advertiser; or
 - (c) Any delay in forwarding or omission to forward replies to box numbers to the Advertiser.
4. The Publishers will endeavour to publish advertisements on the day / date or day / dates specified by the Advertiser but insertion days / dates cannot be guaranteed.
5. Where shrinkage of advertisement occurs for whatever reasons the advertisement will be charged to the nearest full centimetre. This will NOT apply to the full-page advertisements, which remain full pages even after shrinkage.
6. The Publishers reserve the right to reject an advertisement or to vary it in any way they deem fit, at any time before publication, whether or not the advertisement has already been accepted for publication.
7. Whilst every effort is made to minimise errors in advertisements, mistakes do sometimes occur. Advertisers or their agents should therefore check their advertisements and inform us of any errors immediately. Responsibility cannot be accepted for more than one incorrect insertion. Typographical or minor changes, which do not affect the value of the advertisement, do not qualify for republication or allowances.
8. All gross advertising rates (except classified lineage and semi-display) are subject to and include a 0.1% Advertising Standards Board of Finance surcharge, payable by the advertisers to help finance the self-regulatory control system administered by the Advertising Standards Authority.
9. All rates quoted are subject to VAT at the rate currently in force at the time the advertisement appears.
10. Should the rate for advertisements be altered the price for remaining insertions shall be revised accordingly or the publishers shall have the right to cancel the unexpired portion of the order.
11. The placing of an advertisement order will be deemed an acceptance of these conditions.
12. Account facilities are granted at the discretion of the Company.
13. All accounts must be settled within the terms agreed by the Company and the Customer.
 - (1) Should an advertiser be in breach of the agreed terms, the publisher shall be entitled to levy a 10% surcharge on the value of the whole debt in respect of accounts with terms of less than 30 days, and any discounts or commissions that had been allowed will be reclaimed.
 - (2) Regular monthly accounts that are in breach of the agreed terms will pay an interest rate of 6% above the current bank of England base rate for each month that the account is overdue and discounts or commissions that had been allowed will be reclaimed. Should Legal action be required the interest will be charged in accordance with the County Court Act 1984.
14. Where an advertiser instructs / appoints an advertising agent to act on their behalf, the advertiser will remain jointly and severally liable for payment in respect for an advertisement(s) should the appointed agent fail to pay. For the avoidance of doubt, the agent acts for the advertiser and not for the publisher with the agent being responsible for notifying the advertiser of this liability.
15. All queries must be notified, preferably in writing to the accounts department of the publisher within 7 days of the invoice date.
16. All digital services are maintained in partnership with the publishers' hosting service providers. Every effort is made to ensure the continuity of these services, but some occasional technical downtime beyond the publishers control may occur. The publisher and its associated companies shall be under no liability if the production and distribution of web services is delayed or prevented by any cause beyond the control of the publisher.
17. The Publisher may provide voucher copies for published advertisements in electronic form only subject to certain criteria. Further information is available on request.
18. The copyright of advertisements produced wholly or partially by the Publishers belong to the Publishers. Advertisers may not reproduce such advertisements without the Publishers' consent.

Box Numbers
 Boxes are open for the receipt of bona fide answers and are not available for distribution of trade canvassing matter. Original testimonials, goods, cash, cash stamps or payments of any kind must not be enclosed. A box Number and postal address are charged as part of the advertisement, i.e. Box No., centre address. There is no charge for forwarding replies.
 Box numbers alone are not available for use in 'Trade' advertisements, other than Employment and Business Opportunities.

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 All advertising must contain the name of the advertiser, phone number alone are not permitted.
Data Protection

The service you have requested may require us to carry out a credit search at a credit-referencing agency, which will record the fact that a search has been made. We may need to share your information with other lenders and credit reference agencies. However, we will only use the information from these searches to make credit-granting decisions and, if necessary, for fraud prevention or tracing debtors. Data controller will use your information for administration and analysis. We may share your information with other Tindle Group Newspaper companies or carefully selected third parties. We, or they, may send you details of other goods and services, which may be of interest to you. The information may be provided by letter, telephone or other reasonable means of communication. Calls may be recorded or monitored for training purposes.
 Special conditions apply with regard to the advertising of adult services, which are outlined to all persons submitting such advertisements.



ask us, the award winning lettings agent

Landlord Question

I rent out a 2 bedroom flat in Southend. I receive the rent by bank transfer monthly into my personal bank account. Do I need a special bank account for my landlord earnings? In particular, I don't want to incur the expense of a bank account if I can avoid it.

Think Property Answer

There are no legal requirements to have a specific, dedicated bank account for your landlord earnings. It's perfectly permissible to use your personal bank account and seeing as you are renting out one property this doesn't pose much of a problem. Don't forget though that any deposit money that you take must be lodged with one of the three approved government deposit schemes, with your tenants provided with the full details. But, if you were to have more than one property, there are genuine benefits to having a bank account that you use exclusively for your rental incomes. Firstly, it makes recordkeeping much easier. It's a discrete set of documents that can be presented to your accountant or anyone else who needs to see them, that doesn't include the minutiae of your other expenses. In terms of the tax man, if they ever need to check your records for tax payable, then this makes it much easier to prove that your income and expenditure are as you have stated on your tax return.



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Drivetime

The rag trade

By Andy Enright

As open cars go, the Citroen DS3 Cabrio isn't the most committed thing, but instead pursues compromise with some determination. The folding fabric section of the roof leaves all of the side pillars in place so you still get the DS3's sharky silhouette with a modicum of soft top feel. It'll appeal to those who think they might like a soft top sometimes. A little bit.

Can we be frank here? Citroen's last stab at a small open-topped car, the C3 Pluriel, has a very strong claim on being the worst new car sold in the last ten years. It was dreadful in so many respects, so the bar's not set very high for the next stab at this market. Even if you've never clapped eyes on a DS3 Cabrio you know it's going to be better than the execrable Pluriel.

Fortunately the news is largely good. I say largely because if you're a fan of true wind in the hair motoring, you might find the DS3 Cabrio's roof a bit of a half-measure, but there are going to be a whole slew of customers who quite like the idea of the occasional bit of al fresco driving without all of the compromises that come with a full

soft top. Rest assured. A reanimated Pluriel this most certainly is not.

You'll search in vain for a diesel DS3 Cabrio as Citroen are only offering petrol motors, for the time being at least. The entry-level unit is an 82bhp three-cylinder 1.2-litre, which is fine for schlepping about town but most will be drawn to the bigger 1.6-litre engines. The 120bhp 1.6 VTI engine looks set to be the most popular, as it offers a great compromise between economy and performance, but the 156bhp THP turbocharged unit really is the jewel in this line-up and well worth saving for if you like a bit of zest.

Perhaps calling this car a 'cabrio' is going a bit far. If we were being entirely truthful, it's a DS3 with a giant fabric sunroof that slides back into a rather ungainly concertina. Still, what it lacks in engineering boldness it makes up for in ease of use and even a degree of practicality. Compared to a MINI convertible, you get twice as much boot space (245-litres) and a smart cantilevered boot lid means you'll be able to access the boot in tight spots. Unfortunately, the aperture that you need to post things through is pretty small.

The roof is easy enough to use.

Just prod a button by the rear-view mirror and it'll do its thing at speeds of up to 75mph. That's because it just runs back in its tracks without folding like a conventional soft top. A second press of the same button will send the roof right back over the rear seats. It can even lift the hood a little when you go to open the boot; just enough to provide clearance.

With a price premium of around £2,500 over the DS3 hatchback, the DS3 Cabrio is about par for the course for soft top conversions of this type, so in terms of price, this car sits between the smaller Fiat 500C and the rather more convertible MINI Cabriolet. There are some very smart Cabrio-specific bits on this car, such as the 3D-effect rear lights and imaginative options like the cool Granit Blue leather upholstery finish.

Safety equipment includes ESP stability control as standard, an advanced ABS braking system and six airbags. Like the DS3 hatch, there's serious scope for personalisation, with numerous finishes for the mirrors and rubbing strips, different wheel colours, six dashboard colours, five gear knobs. Whichever bodywork colour you choose, you even get a matching key fob. Unfortunately there's no automatic gearbox on offer.

Even the thirstiest of the DS3 Cabrio models will return better than 43mpg on the combined fuel

economy cycle, so you're never going to be saddled with something profligate, no matter which model you choose. The 1.2-litre entry-level car should, with a light right boot, get better than 60mpg on the combined cycle, while with the normally-aspirated 1.6 VTI, you're looking at 47mpg. Residual values of the DS3 hatch have held up very nicely. Perhaps this was due to a gradual take up, resulting in no faddy boom and bust for this car and there's no reason why the Cabrio shouldn't expect similarly sturdy retention figures.

The Citroen DS3 Cabrio isn't exactly rocket science. In fact, some might accuse it of being slightly lazy car design; that it's a half-baked attempt at making an open-topped car. They would be missing the point though. This is

the sort of car that many buyers in this country want and here's why. We don't get to drop the tops too often in a country where it can rain for 200 days in a year. Therefore it doesn't really make much sense lugging around a 200kg folding hard top roof for the rest of the time. The DS3 Cabrio represents an elegant solution that retains most of the character and style of the hatchback model it's based on. If you're really intent on getting the full al fresco experience, it might disappoint a little. There are still door pillars to look past. If you're okay with that and just want to feel the sun once in a while without the wobbly body or lumpy styling of most small cabriolets, this one could be a winner. I'd back the DS3 Cabrio to be one of the outside successes of 2013.



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motoring news



BIRTHDAY: Sarah O'Keefe, Darren Rogers and Jessica Desmond

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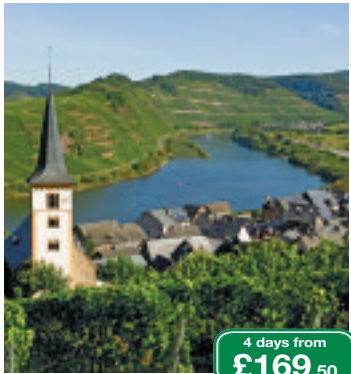
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Returning Mohsni sees red as Blues lose to late winner

Southend United

By Rowland Lyons at Roots Hall

TEN-MAN Southend suffered heartbreak for the second time in four days on Saturday as Northampton stole the points with Kelvin Langmead's last-gasp winner in League Two.

Emergency loan-man from Stoke City, Matthew Lund, had cancelled out Roy O'Donovan's early opener for the Cobblers.

However it was the controversial return of Bilel Mohsni to Roots Hall that had the ground buzzing before kick-off, with the versatile player of undoubted talent starting at centre-back, and lasted only 27 minutes after he was red-carded for a 'kung-fu' style challenge on Chris Hackett.

After Britt Assombalonga had missed a first-minute sitter from Kevan Hurst's cross, the Cobblers took charge and went ahead courtesy of a fortuitous O'Donovan strike on 11 minutes, that saw Sean Clohessy get the last touch and the ball spun over the helpless Paul Smith and into the gaping goal.

Northampton then went for the kill and Anthony Straker did well to deny O'Donovan his second and possibly a match-winning strike.

Forced to re-shuffle the pack after the Frenchman's dismissal, Paul Sturrock moved Barry Corr into the centre of defence and soon brought on Freddy Eastwood, as loan man, Danny Mayor, who had showed some good early touches, was sacrificed. Both sides seemed to have difficulty adjusting after the red card and Southend looked the better side well into the second half.

They got their deserved breakthrough when debutant Lund levelled on 62 minutes via a



OFF YOU GO: Bilel Mohsni cannot believe it as he is sent off on his return.

Picture by Dave Montier

wicked Langmead deflection and a post to put the Blues right back in the game.

This contest could have gone either way, with Cobblers' keeper, Andy Nicholls fumbling Hurst's late, bobbling drive, but no one could have fore-

seen the Midlands grabbing a winner when Hackett's seemingly harmless deep cross should have been cleared, but sub, Adebayo Akinfenwa reacted quickest and found Langmead, who bundled the loose ball home from inside the six-yard box.

Southend's luck was out with literally the last kick of the game when sub Neil Harris saw his superb shot on the turn ruled out by an offside flag.

It left Blues boss Paul Sturrock admitting: "We got punished after they had an easy chance at the back post. It was down to someone not doing their job and it's something we will have to work on. We made a bright start and we conceded in what was an 'easy peasy' sort of game in the first-half and we felt sorry for ourselves after the sending-off."

"But, the second-half was a different kettle of fish and we definitely deserved our equaliser – and I thought the performance was different class with ten men. In the end there were a few chances in our box, but that's football."

He added: "I didn't regret bringing Bilel back; it was a mistimed, but not malicious challenge. But, I won't say whether he will play for us again. He had been playing well before that [the sending-off] – and I feel sorry for the boy."

With Southend now outside the play-offs zone, Sturrock concluded: "Regrouping now for us is the name of the game and we now have 14 games left to get promotion either automatically or via the play-offs."

*Southend were to entertain Leyton Orient in the second-leg of the Johnstone's Paint Trophy Southern Area final today (Wednesday) and travel to Wycombe Wanderers this Saturday.

Rugby Union

Brave Barking slip to defeat

BARKING slumped to another defeat despite putting in a brave performance against Shelford on Saturday in National Two South, losing 5-54.

Shelford ran in eight tries, with four coming from Alex Kelsall, three from Andrew Scott and one apiece from Adam Barnard and Feo-faaku Lea. Charles Baker and Adam White added conversions and a penalty, while Akinola Solanke-Caulker went over the line for Barking on 58 minutes for their score.

In National Three London & South East, Westcliff's hopes of staying up are fading away as they lost 27-17.

In a tight encounter, two unconverted tries from James Gillett and Houston put Rugby ahead, but Westcliff replied just before half-time through Conor O'Brien's unconverted try for 10-5.

Houston grabbed his second try of the match on 53 minutes, with O'Brien replying soon after for 15-10, but Rugby went ahead 27-10 through a James Evans penalty try, converted by Scott Hadden, while Gillett also got his second of the afternoon. Westcliff rallied late on through Elliott Harvey's try, which he converted, but they fell short.

Thurrock remain in mid-table but fell to a 16-12 defeat at Dorking. They took a 6-12 lead into half-time with tries from Sam Boshell and Jake Barrand, with Frankie Neale scoring a conversion, with Steve Munford kicking the points the Dorking with two penalties.

However, Dorking had the better of the second half with tries from John Vermont and Cameron Pinlow.

Eton Manor edged closer to the play-off place in London One North after beating Diss 51-15.

Basildon won the battle of the bottom two, beating bottom side Rochford Hundred 8-5. Basildon are four points from safety, while defeat leaves Rochford nine points down.

Both were not helped by Beaconsfield's 20-13 win over Romford & Gidea Park. They are only just two points behind Chingford who sit just outside the relegation zone, but went down 12-32 at home to Luton.

Brentwood lost 11-17 to leaders Bury St Edmunds.

In London Two North East, Woodford's faint hopes of a play-off place were hit as they drew 30-30 at Lowestoft & Yarmouth.

Chelmsford bounced back from last week's defeat at Braintree to beat Old Streetonians 48-6 but still remain fourth.

Redbacks to hit the streets to spread the word

Baseball

MEMBERS of Redbacks Baseball & Softball will be pounding the streets searching for the brightest potential baseball stars to join the club in preparation for their debut National Baseball League (NBL) season.

Organised by Redbacks' player and Great Britain Lions star Stuart Harper-Horn, members of the club will be out in force in Chelmsford on Saturday from 10am to encourage people from around the town to attend the

first tryout session the following day (Sunday) at Chelmsford Sports and Athletics Centre.

Dressed in full kit and demonstrating some of the basic skills of the game, Harper-Horn and other Redbacks players will speak about the club, the sport here in Britain and especially the growth of the game in Essex and East Anglia.

Harper-Horn said: "We're going to the streets to spread the word because we want to let everyone in Chelmsford know that the National Baseball

League is coming here. We've got a terrific history of top level sport in Essex, not least through the County Cricket Club, where household names across the world have played, so we're hoping we can do the same with baseball. There have been a number of great players and teams from the county, too, so we're hoping that people who have previously played can also get back into the sport with the Redbacks this season.

"Baseball is complementary to a number of sports, especially hockey,

cricket and golf where you're hitting a ball with a bat or stick. For those who might want to keep fit in the summer ready for their winter sports, like rugby or football, then baseball is a perfect outlet. With three teams at all levels including our NBL side, there's something for everyone."

The first tryouts take place between 12pm-1pm and 4pm-5pm on Sunday and are free for all who wish to attend.

For more visit www.essexredbacks.com

Ten-man City fight back for point while Blues and Urchins lose

Non League Football

CHELMSFORD City fought back with ten men to earn a point against Havant & Waterlooville in Blue Square South on Monday night.

Following their 1-0 defeat at Eastleigh on Saturday, the Clarets were hoping for better things at the Melbourne Stadium.

After a goalless first half, the game turned on 64 minutes when City defender Kenny Clark hand-balled Sahr Kabba's goalbound shot on the line.

Perry Ryan scored the resulting penalty but Rob Edmans scored from close range to leave the match all square.

Billericay Town remain in trouble in the relegation zone after losing 2-0 at league leaders Salisbury City. Ryan Brett (21) put Salisbury ahead while Jamie White extended their lead shortly after the break.

AFC Hornchurch dropped into the drop zone as visitors Maidenhead United claimed a 2-0 victory. Alex Wall (20) opened the scoring before Bobby Behzadi converted from the spot on 51 minutes.

The top of the table clash in Ryman League Premier went the way of leaders Whitehawk as they beat Concord Rangers 1-0, who dropped down to third as a result. A first minute goal by James Fraser proved to be the winner.

Canvey Island failed to take advantage, losing 3-0 at home to Hendon.

Dean Cracknell gave the visitors an 11th minute lead, extended 13 minutes into the second half by Wycombe loanee Junior Morias. Former Arsenal player Isaiah Rankin completed the scoring.

Thurrock slipped to the bottom with a 3-1 home defeat to Carshalton Athletic, who originally occupied the spot.

Nathaniel Pinney put the visitors ahead and Pelayo Gomes Pico doubled their lead soon after the interval.

Danny Green (77) pulled a goal back for Fleet but Pinney made sure of the points late on.

East Thurrock United enjoyed a goal feast at Leiston but unfortunately it did not go their way as they were edged out in a 5-4 thriller. Seven of the goals came in the first half. Pat

Brothers and Daniel Ottley-Gooch put Leiston ahead before Sam Collins replied, all within the first ten minutes.

Dave Bryant (26) levelled but the Rocks were soon 4-2 behind as David Head and Gareth Heath scored. However, Collins pulled a goal back before the break and grabbed his hat-trick in the 57th minute.

However, the winner came with 30 minutes to go through Emmanuel Osei.

In Ryman North, leaders Maldon & Tiptree continued their inconsistent form, losing 2-0 at mid-table Cheshunt.

David Greene (18) put the Ambers ahead and Tommy Fletcher doubled their lead before the half hour mark.

They still have a ten point lead over second place Thamesmead Town, who won 2-1 at Waltham Forest. Jack Leachman (39) headed Forest in front but Thamesmead fought back through Lea Dawson and a last minute goal through Chris Edwards.

Heybridge Swifts moved up to third following a

3-0 win over Romford. All goals came in the first half through Michael Cheek (pen 19), Russell Malton (40) and Luke Callender (90).

Aveley moved into fourth place after winning 3-1 at home to Witham Town. Jordan Cox scored a double inside the first 30 minutes, the second through the penalty spot.

Danny Emmanuel (52) gave Witham hope but Jay Leader soon restored the Millers' two-goal margin.

Grays, who started the day in second, were not in action and dropped to fifth.

In the relegation battle, Ilford remain bottom, a point behind Redbridge, after their derby ended in a 1-1 draw.

Jacob Cleaver gave the Motormen an early lead but Ilford replied on the hour through Daniel Crowie. A point does not help both sides, along with Ware's 3-2 victory over Chatham Town.

Tilbury suffered a 1-0 loss against strugglers Harlow Town. Piers Wixon (69) gave ten man Harlow the win after keeper Bertrand Bossu was red carded.

Southend, Leigh, Shoebury

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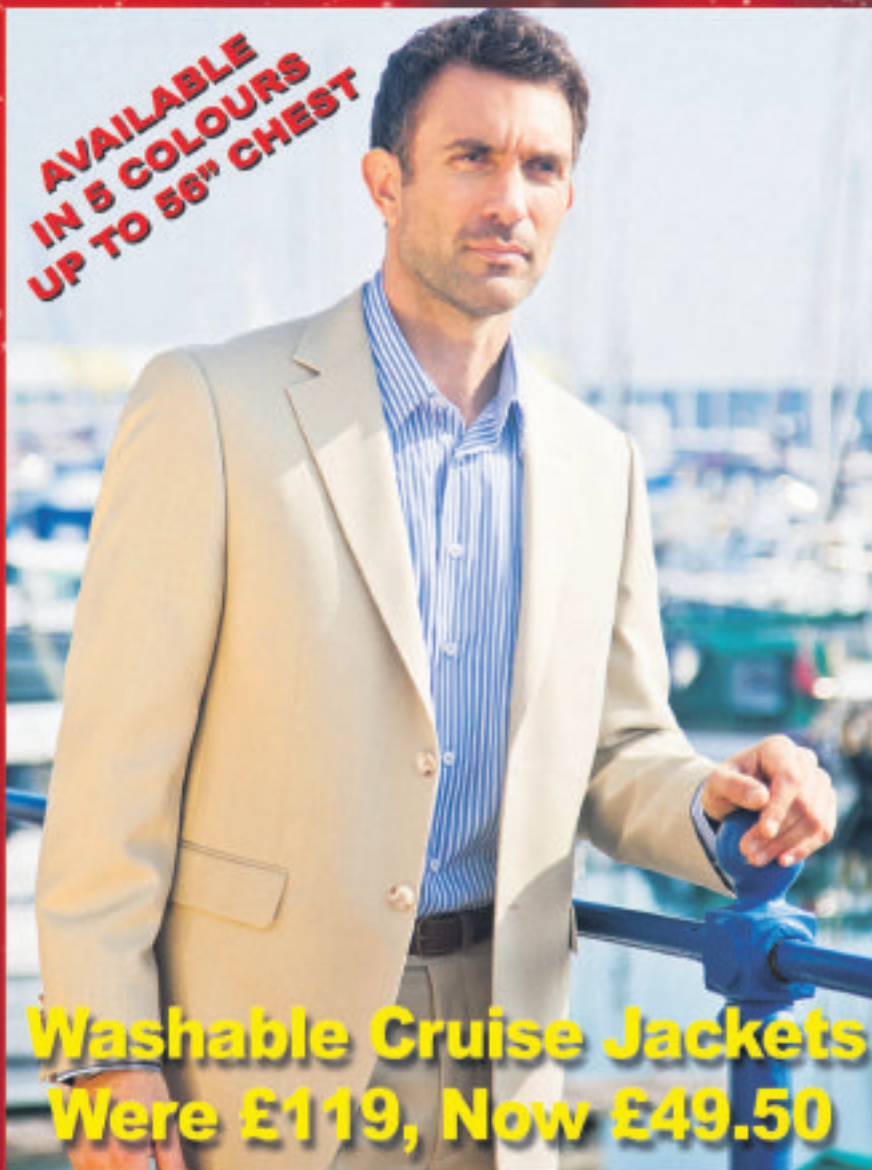
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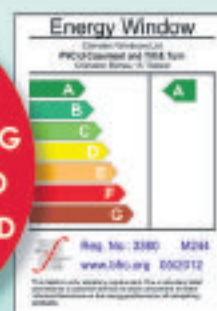
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